

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 6, 2022 at 2430 N. Huachuca Drive at The Tucson Firefighter's Association. The Meeting was called to order at 10:10 am. The President, Steve Juhan asked that a motion be made to open the meeting. Fred Weber made the motion and Rick Eller seconded; motion carried.

Those attending:

Steve Juhan - Legacy Business Properties LLC, 2440 N. Coyote 121

Kristin Lynch - Association Secretary Legacy Business Properties

Mike Schramek - MS Enterprises, 2425 N. Huachuca Drive

Rick Eller - Desert Metals, 2465 N. Huachuca Drive

Fred Weber – Falks Corporation LLC, 2420 N. Huachuca Drive

Mike Hennessy- Grant Road Industrial LLC, 1802 W. Grant Road

Amy Ruiz- Reliable Staffing DBA A-Z Homecare Options, 2445 N. Huachuca Drive

Rich Luhr- Bigweld LLC. 2410 N. Huachuca Drive

Jeffrey McKenney- Tucson Firefighters Association 2430 N. Huachuca Drive

Proxy forms from – David McHugh, Copper Street Armor, Austar Holdings, and AZFAB.

A quorum was obtained with the above 19 votes (Legacy has 8 votes).

The Association Secretary, Kristin Lynch, mailed out the notice of meeting and Steve emailed the notice of meeting and the minutes to all owners in November. Everyone decided that Steve should read the minutes from previous year recapping the Presidents report.

The next order of Business was the fiscal year Treasurers Report--November 1 thru October 31<sup>st</sup>. Mammoth Trees did a bunch of tree trimming and they billed us after the fiscal year end. Which was after October 31<sup>st</sup>. That total came to \$19,280 (\$6,100 of trees from last fiscal year) which skewed the budget. Santa Rita Landscaping is about the same price, and they haven't done any increases. Privateer Security is the same price that they bid. Mahoney Insurance did a \$683.00 increase. Regier Carr and Monroe CPA was \$975.00 that is a \$375.00 increase from our previous CPA Rick Kennedy. Arizona Department of Revenue is \$50.00. Corporation Commission is \$10.00 Steve paid this with his credit card. DeConcini Law Firm didn't charge us anything. And no bank charges. Total of \$61,456.60 compared to last year's amount of \$45,350.67. Much lower than projected because the tree trimming bill was not billed until Nov 2022.

Steve asked if anyone had questions, Mike Schramek asked about Santa Rita and what is their time commitment and the amount they are to spend outside, how many days a week? Steve replied that Santa Rita should be giving us about 4 hours a week. They do the pre-emergent spraying. They now come on Fridays, Fred Webber said they have sprayed the pre-emergent on his property a couple weeks ago. Steve asked them to spend more time on the property. Santa Rita also does the Legacy properties as well. Steve

mentioned that maybe we separate the two accounts and get a different company for Legacy because they just blow everything on cars anyway. Maybe have someone come in on the weekends to work on Legacy, so just having Santa Rita for the Grant Road Association. However it's nice to have a big company when we get those water leak repairs. Fred Webber asked Mike Schramek asked if they are servicing your property. Mike Schramek said no they do not service his property. Fred says they do come to his property and trim bushes and shrubs, they do a good job. Mike Schramek did say he noticed the pre-emergent but as far as everything he does his own. Fred Webber joked he maybe gave them a bunch of procedure masks. Everyone laughed and I heard someone say "briber". Steve asked that a motion to accept the Treasurers Report. Mike Schramek made the motion and Fred Webber seconded. Motion carried.

Next up was the Projected Budget and the Projected Expenses the Full Cash Value billing statement. The Projected Budget for next year was approximately \$58,000 total. There are 96 palm trees at \$55.00 each. Hardwood tree trimming approximately \$5,000.00, but it varies year to year. Santa Rita Landscaping' annual service agreement is \$17,136.00 per year and any extras Steve estimated would be about \$3,000.00. Privateer Security is the normal billing amount of \$18,600.00 which is close to \$1,500.00 a month. The CPA we added a little bit more for a total of \$1,500.00. We had issues getting the financial statements from them, we finally got them at the beginning of December 2022 from last year. The website is a 5 year billing cycle which is normally \$50.00. Mahoney Insurance may have another increase because insurance is increasing and we have estimated that billed at \$5,500.00. The Arizona Corporation Commission is at \$10.00, and the Arizona Dept. of Revenue is \$50.00, which is a total of \$56,076.00 which is low, we don't charge any management fees just expenses. We are invested and in it all together trying to keep expenses down. Jeff McKenney made the motion to accept and Rich Luhr seconded. Motion carried.

Fred Webber asked about MPIRE, are they vacant lots? Yes Steve replied, "MPIRE has four improved lots", that he has a yard on, and he also has some other lots that are vacant land with not improvements (13 total 6 are not in the association). Steve also has two lots that are vacant with no improvements on them -they are completely unimproved. We have only been billing on the improved lots. This is because it has taken 30 years for the land market to come back to a point where they can be listed for sale. MPIRE's yard lots don't have a building. Full cash value is the fairest way to do it. Legacy and MPIRE have finally listed the vacant lots for sale, but one deal already fell through because of an Archeology dig required by the City of Tucson Development Services. A second offer is being entertained and the vacant unimproved lots will be on the billing 2023 statement.

Next up was the Presidents Report: The industrial park is well maintained, tree trimming, pre-emergent spray, and even the Juhan City Park is looking nice. The various areas where Mammoth did tree trimming including Hardwood trees are as stated: 1762 W. Grant, 1802 W. Grant, 2500 Coyote Drive (Alpha Graphics Building), 2560 Coyote (Triangle Building), 2565 N Huachuca, 2545 Huachuca, 2425 Huachuca, 2570 N Huachuca, & 2420 N Jackrabbit. Please note, Steve invoices Legacy Business Properties trees separately from Grant Road Industrial Center Owner's Association's trees. No trees on Legacy Business Properties are not billed/paid for with Association money. Steve does this to try to keep billing down because tree trimming and removal is so expensive.

Since we have started with Privateer Security and we have experienced a dramatic drop in crime and gotten rid of the drug dealers. We had several incidents this past year including Privateer getting shot at on New Year's Eve. His car radiator was damaged, but thankfully there were no injuries. Other events include a break-in's at Baker Auto Machine and CES on the same night in May of 2022. Legacy Business had two AC units vandalized causing 19K in damage. And also Mike Schramek had an AC unit vandalized. This Clean House, Lunt Solar and Mirage Plastering had catalytic converters stolen. Jeff McKenney mentioned that someone cut the locks of their storage area in the back of their building. He mentioned that they went through it but there was nothing of value in there. Fred Webber mentioned that Privateer came right away when the lady with no shoes was trying to get into the electrical switchgear boxes. Mike Schramek said Brady at 2425 N. Huachuca had a van parked over by their property for a year, they just noticed the catalytic converter is gone. In October KLPX radio station offices were set on fire (note: they not in the Association). In September of 2022, ACE Hardware was robbed and the armed robber came over to Grant Road Industrial Center and hid in McClain Ozone office, then he went across Coyote to hide in the Triangle Industrial building. The police helicopter and 9 cop cars found him and he was arrested. This incident prompted a city wide movement called Tucson Crime Free Coalition, many businesses have had problems and are fed up. TCFC has since been in front of city council members, TPD, Pima County Sheriffs and recently Pima County Board of Supervisors on November 15. The morning of December 6<sup>th</sup> Coalition members and Steve were on the 1030 AM radio KVOI.

Fred Webber asked if anyone has noticed an improved TPD presence, Fred said he hasn't. Steve said he's noticed motorcycle police running off the panhandlers at Grant Road and the freeway. There is now a new Chief of Police named Chad Kasmar. No Trespass signs are up around the Industrial Park. Steve mentioned the homeless are not currently under the bridge at Jackrabbit and Grant Road. Fred Webber made the motion to accept, Jeff McKenney seconded. Motion carried.

Architectural Committee Review Report, approved signage for the Spartan Armor building, and also approved a very nice development plan for Macritchie Storage, they were going to buy the undeveloped lots, but they got cold feet after the city required the architectural dig site. They ended backing up out of escrow and the deal fell through. Mike Hennessy made the motion to accept, and Rich Eller seconded. Motion carried.

No new business or unfinished business to report.

Election of the Directors same slate as last year. It is Mike Schramek, Fred Webber, Rich Luhr, Mike Hennessy, and Steve Juhan. Steve made the motion to accept and Jeff McKenney seconded. Motion carried.

Officers is the same slate as last year. Fred Webber made the motion and Mike Schramek seconded. Motion carried.

Fred Webber made the motion to end the meeting and Rick Eller seconded. Motion carried.