

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 5, 2023 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. Mike Hennessy made the motion and Rick Eller seconded; motion carried.

Those attending:

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

Kristin Lynch – GRIC Owners Association Secretary

Mike Schramek - MS Enterprises, 2425 N. Huachuca Drive

Rick Eller - Desert Metals, 2465 N. Huachuca Drive

Ramon and Ruth Perez – 2450 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

Jesse Brower- Tucson Firefighters Association 2430 N. Huachuca Drive

Fred Weber – Falks Corporation, 2420 N. Huachuca Drive (arrived late)

Proxy forms from – Bigweld, Copper Street Armor, Austar Holdings, and Wholesalers Property Co.

The Association Secretary, Kristin Lynch, mailed out the notice of meeting and proxies and Steve emailed the notice of meeting, the proxies and the 2022 minutes to all owners in October. Steve asked if anyone wanted the 2022 minutes read. Ramon said yes so Steve read the 2022 minutes.

The first order of Business was the fiscal year Treasurers Report--November 1st thru October 31st. Santa Rita stayed the same for a total of \$16,800.00 that is the service contract, no extras. Mammoth Trees charged us \$70.00 as opposed to \$55.00 a tree last year so totaling \$6580.00 for 94 palm trees and then \$840.00 for the hardwood trimming. Steve said it varies from year to year. The nighttime security patrols are still with Privateer Security at the amount of \$18,000.00 for nighttime security patrols. Mahoney Insurance was \$5,008.00 it went up from last year \$250.00. Regier Carr Monroe finally got us some financial statements including the 2021 financial statements, prep for the 2022 return, state and federal returns for 2022 and 2022 financials for a total of \$2,575.00, its quite a bit more than we expected. Arizona Department of Revenue was \$50.00 for the business license tax. And then for the Corp Commission it was paid on a Legacy Credit Card. For a grand total of \$49,753.00. Mike Schramek made the motion to accept, and Ramon Perez seconded. Motion carried.

Next up was the Full Cash Value billing statements. The Projected Budget for next year was approximately \$58,000 the same as 2022. To explain how it's calculated, we take the projected expenses of \$58,000.00 and we divide each percentage owner's share into the total Full Cash Value of all the owners. Some of the owners have multiple tax codes. For example, Legacy has 8 tax codes, two of which two are vacant land. Legacy's portion of the bill is 37% for a total of around \$21,911.53. MPIRE also has 7 lots in the association and 6 that are not that they bought from the City Parks & Rec (13 lots total). It makes good business sense to protest your taxes and your full cash values every year. Currently those vacant lots are for sale with Mike Hennessy and we are hoping for a buyer. Some of the different expenses in projected budget for November 2023 thru October 2024 include Mammoth Trees \$6,580.00 totaling 94 total palm trees. And \$5000.00 for the trimming and removal. Santa Rita landscaping \$17,000.00 and extras \$3000.00. Privateer Security totaling \$18,600.00, CPA in the amount of \$1500.00, and Mahoney Insurance for a total of \$5,500.00 and then \$50.00 for Department of Revenue and \$10 AZ Corp Commission for a grand total of \$57,240.00. Mike Hennessy made the motion to accept, Ramon Perez seconded. Motion carried.

Next up was the Presidents Report.

Buildings that sold: 2560 N. Coyote had the name change, it's now called 2560 N. Coyote Drive LLC, before it was called Carman and Kyle Miller CPRS. The Pima County Assessor increased the Full Cash Value 39%. Some of the others that went up were Legacy 21%, Coyote Clover 21%, Copper Street Armory 16%, McHugh 15%, LJI Properties 18%, Schramek 23%, Austar 13%, Venetian 15%, Wheatley 10%, etc.

Landscaping: Santa Rita Landscaping changed their days to Monday and they have a new account manager, Jason Drain. A bit of a learning curve and a lot of leaks. Slowly we got them all fixed. We should see more of Santa Rita. Steve is having them focus more on the common area streets. They only handles the irrigation and trimming of the bushes along Coyote Drive, no more wasting time blowing parking lots. This means more time for the common area streets and the association properties. Mammoth Trees invoices Legacy's trees separately. Privateer Security has moved off property as of July 1st. Their presence is not as prevalent as it was before and it is reflected in the crime report. Steve still thinks highly of them and supports them, although there has been quite a few break-ins since they moved off property. Steve recommend everyone get a monitored alarm that calls TPD and notifies you in case of a crime. Some alarms are more sophisticated. The gist of the discussion is to have an exterior siren and blinking light so that the security patrol officer can find your location. Motion lights and cameras are also effective. And for every incident or break-in be sure that you file a police report so TPD has the data for their system. If your alarm goes off contact 911 first then call Privateer and they can meet you at your building. It always nice to have an armed security officer present.

Crimes this past year started in April. At 1842 W. Grant Road a Samson truck was vandalized. April 2nd on N. Jackrabbit MPIRE fence was cut. May 5th, was a police chase on the freeway which resulted in a foot pursuit at Juhan Park. On May 15th there was a seven member stop team that evicted the homeless camp from behind Spartan Armor. May 25th Coyote mailbox theft, they stole Steve's Citibank payment and cashed it for \$2,000.00. June 17th 2445 Huachuca there was a south door left open. Steve came down in the night to figure out what was going on. There was some confusion with the address. July 9th Stanley Steemer had gasoline siphoned out of a van. August 8th the park fence was cut at the dumpster and trash was scattered everywhere. Aug 22nd Rooter King had a fence cut, truck vandalized and tools were stolen. Sept 11th Samson had a person hopped their fence and vandalized used AC units in their yard. Sept 11th Steve met two dumpster divers named Nacho and Daniel. Sept 24th 2445 Huachuca was broken into-- \$40,000.00 construction materials stolen. A window was broken out in the front and we didn't hear a word until Tuesday Sept 26th. Monday Sept 25th at 5 PM in the afternoon the owner found his building vandalized. The security officer on duty at Privateer was reprimanded and fired for dereliction of duty. October 4th the Daycare at 2450 Huachuca their shed was broken into. October 10th there were 10 people removed from a homeless camp at Juhan Park behind Spartan Armor. October 13th more mail theft 2555 N. Coyote suite 113 EnviroSystems had a check stolen.

Make sure you have a No Trespassing sign. If you need one for your property contact Steve. Rick Eller made the motion to accept and Ruth Perez seconded. Motion carried.

Architectural Committee Review report: The committee (Mike Hennessy, Mike Schramek, Steve Juhan) did a drive by and approved the paint color at WIN supply. But we are hoping they will finish the painting of their building.

The second item was the approved plans for Central Pet at 2420 N. Jackrabbit Drive. They submitted approved development services plans to us and built a second building on site. The main concern is parking. Motion to accept was Rick Eller and Mike Hennessy seconded. Motion Carried.

No new business or unfinished business to report.

Election of the Directors same slate as last year with one addition. This year it is Mike Schramek, Fred Webber, Mike Hennessy, Steve Juhan and Ramon Perez was brought in. Mike Hennessy made the motion to accept and Amy Ruiz seconded. Motion carried.

Officers is the same slate as last year. Steve Juhan President/Treasurer, Kristin Lynch Corporation Secretary, Mike Hennessy Vice President.

Rick Eller made the motion to end the meeting and Jesse Brower seconded. Motion carried.