

The Annual Meeting of the Grant Road Industrial Center Owners' Association, Inc. was held on Thursday, December 6, 2007 at the Alphagraphics' board room, 2500 North Coyote, Suite 107.

President, Steve Juhan, asked that a motion be made to open the meeting. Motion made by Larry Mackel and seconded by Mike Schramek. Motion approved. Meeting opened at 10:10 a.m.

Present were: Steve Juhan and Kathy Chalfin – Legacy
Nancy Turner – Turnerplex Properties
Elizabeth Martinez – Cognis
Maureen Hanlon – Hanlon Engineering
Larry Mackel – Desert Metals
Gabriel Hernandez – ABC Graphics
Mike Schramek
Gary Tenen – Alphagraphics
Mike Hennessy – Burris and Hennessy

The owners were introduced to one another.

The secretary, Kathy Chalfin, had written and signed a letter which is in the Minutes Book. Shows every owner received a notice of the meeting – either hand delivered or mailed.

Steve said that everyone had been sent a copy of last year's minutes and they are on the web site. He asked that they be accepted. Nancy Turner made a motion to accept and Gabe Hernandez seconded the motion. Motion carried.

Everyone was given copies of the Treasurer's Report. Expenses were discussed. Elizabeth Martinez made a motion that the Treasurer's Report be accepted and Nancy Turner second the motion. Motion carried.

PRESIDENT'S REPORT:

1. We now have a web site: www.GRICOA.com. This includes news, contractor's list, CC&R'S, space available, pictures of owner's buildings, maps, links, minutes, etc.
2. A new monument sign was installed at the corner of Grant Road and Coyote Drive. Exhibit A of CC&R'S defines placement.
3. "No Trespassing" signs were installed as instructed by the Tucson Police Department. These allow officers to make arrests after hours.
4. Security patrol went to seven nights a week. Thieves were watching night visits and hit during weekends not covered. Cost is under \$1500 per month.
5. The Groundskeeper is our landscaper. Needed more comprehensive work done, which meant more hours, increasing the monthly charge. Felt it was necessary.
6. Mammoth Tree Servicing again trimmed all the palm trees. They also took out any dead trees and trimmed the trees on streets and alleys above truck height
7. The asphalt needs repaving north of 2440 and south of 2500. This will be done next year.

The President asked that his report be accepted. Gary Tenen made a motion to accept the report and Mike Schramek seconded the motion. Motion carried.

ARCHITECTURAL COMMITTEE REPORT:

The committee met and approved the request of Alphagraphics to paint the main doorway red. This was approved on September 27, 2007. It needs white lettering or signage as per proposal, and has not been completed yet.

Steve asked that the Architectural Committee's report be accepted. A motion was made by Nancy Turner and seconded by Maureen Hanlon. Motion carried.

PROPERTY OWNERSHIP TRANSACTIONS:

1. 2520 North Coyote - Legacy Business Properties, LLC
2. 2560 North Huachuca (Leon Ames) in escrow. To be purchased by Legacy.
3. 2565 North Huachuca - Emergency Restoration Experts, Inc.
4. Lots 5-10 - UMPIRE
5. Lots 16 and 17 - Legacy Business Properties
6. 2502 North Huachuca - Hanlon Engineering

Buildings for rent/sale:

1. 1700 West Grant Road owned by Farner Trust – 8,000 square feet – for sale.
2. 2560 North Huachuca – whole building for rent.
3. 2565 North Huachuca – portion available – 3,000-4,000 square feet.
4. 2560 North Coyote – east end offices/warehouse Suite 101.
5. 2420 North Huachuca – individual offices available.

The total square footage in park is 475,000. The park is 95% occupied.

Mike Hennessy said that he was going to start charging \$1.00 per square foot.

Copper will connect with Dragoon (not in Association). A stop light will be installed by the City at Coyote and Grant in the next two years – supposedly.

Steve asked Maureen Hanlon if she would be on the Board of Directors and she accepted. Motion made by Larry Mackel, seconded by Elizabeth Martinez. Motion passed

There will be a Board of Directors meeting on Tuesday at 10:00 a.m. at Steve Juhan's office.

Steve asked that a motion be made to adjourn the meeting. Nancy Turner made the motion and Maureen Hanlon seconded the motion. Motion carried. The meeting was adjourned at 11:15 a.m.

Respectfully submitted,

Kathryn P. Chalfin
Secretary