

The Annual Meeting of Grant Road Industrial Center Owners Association, Inc. was held on Tuesday December 2nd 2025 at The Tucson Firefighter's Association, 2430 N. Huachuca Drive. The Meeting was called to order at 10:06 am. The President, Steve Juhan asked that a motion be made to open the meeting: Mike Schramek so moved and Fred Webber seconded the motion.

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.

Andrew Spillios – HyFi Museum, 2502 N. Huachuca Drive.

Rick Eller – Desert Metals, 2465 N. Huachuca Drive.

Todd Johnson– Reliable Staffing DBA A-Z Homecare Options, 2445 N. Huachuca Drive

Victor Espinoza – The Tucson Firefighter's Association, 2430 N. Huachuca Drive.

Fred Webber – Falks Corporation, 2420 N. Huachuca Drive.

Todd Meeks – Copper Street Armor, 1830 W. Copper Street.

Ruth and Ramon Perez – Fun Place Daycare, 2450 N. Huachuca Drive.

Mike Hennessy – Grant Road Industrial, 1802 W. Grant Road

Proxy forms:

John & Marsha Dyer--2545 N. Huachuca Drive

Tara Alexander—2410 N. Huachuca Drive

David McHugh—Desert Metals, 2465 N Huachuca Drive

The Association Secretary, Kristin Lynch, mailed out and emailed the notice of meeting and the minutes to all owners in November 19, 2025. Steve didn't read the minutes from last year.

Treasure's Report: The Treasurer's Report, Projected Budget, and Full Cash Value Statement was presented by Steve Juhan and passed around by Kristin Lynch. The fiscal year runs from November 1st, 2024 to October 31st, 2025. Santa Rita we kept pretty true to the form with not too many extras, the contract is \$1442.00 a month, so the annual spending is about \$17,000. AAA Mammoth Trees we got away with a little bit under \$8871.00, we got a little discount because Legacy rented the lift through. The association saved \$1500.00. Privateer Security we kept true to our amounts. It's about 24,000. But it

came in at \$23,902.62 for the year. Mahoney Insurance went up of course a \$242.00 increase. Regier Carr Monroe does the financials and federal tax returns, we then post the financials on the website so its 100% transparent. That was in the amount of \$1300.00. Arizona Department of Revenue went up two dollars so \$52.00. Corporation Commission is \$10.00 and Steve paid that with his Legacy Business credit card. No other charges for the Website, DeConcini Law or Bank charges. Total spending of \$56,893.62, so way under than last year. So we have quite a bit of money on hand. On the Projected Budget the slurry seal coat for the alley way that runs north –south from 1802 West Grant Road to the East side of the building all the way back to 2560 Coyote. And in-between 2500 and Alpha Graphics and 2440 Legacy Business Properties, it is scheduled in two weeks. The last time we did this was in 2012 and it cost \$25,000 this time around Steve got a deal of \$14,000. Motion to accept Fred Webber and Todd Meeks seconded the motion.

Presidents Report: So Steve said the first thing everybody wants to know is how much is my building worth? Steve said our expert is Mike Hennessey and he will tell us. 1700 W. Grant Road that is for sale by Volk. The second, 2560 Coyote changed its name from Holly Investments to Coyote Capital LLC. The Tenant is Triangle Industrial. So this might have affected the property tax values. Also the Legacy lots behind Copper Street Armor property fell out of escrow three times as well. Steve said he had a fourth person interested in the land but so far nothing. And now a fifth person of interested. So if you know anyone who wants to buy land, it is back there by Copper Street Armor. Next up is landscaping, Steve asked if everyone was happy with Santa Rita Landscaping? It was mixed answers some are happy like MS Enterprises and Fals Inc. But others like Gageline Industries LLC. And Fun Place Daycare not noticing a difference saying they rarely see Santa Rita. Steve explained that Santa Rita does the common areas, streets in the common area and spraying for weeds along Grant Road from one end to the other, the entry ways rocks and work their way down Huachuca and Copper. So if you see something that they are not doing take a pic and send it to Steve. Recently they picked up the garbage in the back of the Fire Fighters building. They are scheduled to come on Friday's now. Steve will ask the city to cut the weeds along the west side of Jackrabbit over by Central Pet. It's hard to see Central Pets building and now that van parked on the side of the road by Grant road and Jackrabbit. Steve mentioned that with the homeless and vandalism and crime the fences have been cut, there was a guy names James Lawson that was apprehended at Envirosystems he had cut their back fence and also at AZ fab. They have also cut fences at the big parking lot at the Juhan Park and Legacy has been fixing it weekly at around \$500.00 a pop. Mike Hennessey the reasoning is because they get lazy and won't walk around. Mike Schramek said why don't you build a wall? Steve mentioned Trespass letters again and no one chimed in. Mike Hennessey said if you're in the park and you walk east there is an actual gate in that fence, which will take you to the river wash and a bike path. Motion to accept Fred Webber and Todd Johnson seconded the motion.

New Business:

So Todd Johnson with A-Z Homecare had passed out sheets with a plan to install AI facial recognition cameras that can track basically all the ins and outs scan license plates, faces, open your doors place of employment. It is so precise that if it catches someone walking in from the wash it's going to track him or her the entire way and they work in unison. This would be the first of its kind and at the end of the

day it will end up being cheaper than the security companies. Todd Johnson went on to explain different situations of recognizing a person wearing a blue hat and a red shirt. It would say Hey you in the blue have we have a camera on you and authorities are on the way. They will think that a human is there and leave. Cameras are around \$2500.00 each or a cheaper version for \$600 to \$675. You would pay for your own camera and each building would have their own antenna. Everyone seemed to be on board with this new idea. Motion to accept Fred Webber and Ramon Perez seconded the motion.

Architecture Review Committee approved the paint color at Win Supply several years ago and Steve has encouraged them to finish painting their building on several occasions. This building is half painted. The other one is Waahe Capital, we approved the paint color at 1700 West Grant Road and it's currently for sale. Motion to accept Mike Hennessy and Todd Meeks seconded the motion.

Election of Directors are still as followed Mike Scharmek, Fred Webber, Steven Juhan , Mike Hennessy and Ramon Perez, Motion for the same slate Mike Hennessy and Rick Eller seconded the motion

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