

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 10th 2024 at The Tucson Firefighter's Association, 2430 N. Huachuca Drive. The Meeting was called to order at 10:04 am. The President, Steve Juhan asked that a motion be made to open the meeting: Rick Eller so moved and Jeff McKenney seconded the motion.

Those attending:

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

Kristin Lynch - Association Secretary Legacy Business Properties

Mike Scharmek - MS Enterprises, 2425 N. Huachuca Drive.

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

Mary Kate Cullen – Win Wholesalers, 2565 N. Huachuca Drive.

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

Lyman Wood – AZ Fab, 1762 W. Grant Road.

Tiffany Schwrig - Chapman Management, 2500 N. Coyote Dr.

Jeff McKenney – The Tucson Firefighter's Association, 2430 N. Huachuca Drive.

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

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

Proxy forms from – Grant Road Industrial LLC, Waahe Capital LLC.

The Association Secretary, Kristin Lynch, mailed out and emailed the notice of meeting and the minutes to all owners in October 2024. Steve re-read the minutes from last year. Recapping the Presidents report and Treasurer's report from 2023.

Treasure's Report: The Treasurer's Report, Projected Budget, and Full Cash Value Statement was presented and passed around by Steve Juhan. The fiscal year runs from November 1st, 2023 to October 31st, 2024. This year's total expense is \$52,050.71. Santa Rita billing is at \$16,968.00 no extras. Mammoth Trees who continue the trimming of the palm trees at \$80.00 per tree, 96 palm trees for a total of \$11,630.00. Privateer Security is going to be patrolling Saturdays & Sundays now during the day, so their contract went from \$1,500 per month to \$2,000.00 a month, total \$24,000.00/yr. Mahoney Insurance went up \$214.00 for a total of 5,222.00. Regier, Carr & Monroe haven't done the financials yet we are waiting for that bill to come in soon. Sara is having a baby. They charged \$675.00 for state and federal returns. Arizona Department of Revenue business tax license is still \$50.00. We came in under our projected 2024 budget of \$57,240.00. Projected Budget for 2025: Mammoth Trees \$80.00 per palm tree and \$5,000.00 for any extras, \$12,680 total. Santa Rita Landscaping is at \$17,304.00 basic contract, unless there are any extras (irrigation leaks etc.) which we threw in the amount of \$3,000.00. Based on

last year the CPA total will be \$1,675.00. Mahoney insurance is at \$5,500.00. A grand total of \$64,219.00. The FCV you will see I billed for \$65,000.00. Motion to accept the Treasurers Report Fred Webber and seconded by Andy Spillios. Motion carried.

President's Report: The buildings that sold are 2502 N. Huachuca Drive & 2410 N. Huachuca Drive. Andrew Spillios is going to open a HiFi Museum and Tara and Shawn Alexander have a Dance/Cheer studio. The highest change in Full Cash Value was Central Pet at 34.81%. She built a building in the rear of the property that finally caught up to the tax assessor's record. The largest decreases in Full Cash Value were 2502 N. Huachuca at -21.59% and 2430 N. Huachuca Dr. at -13.06%.

Santa Rita Landscaping have been focusing on the common areas and individual buildings on Huachuca. They come on Mondays. Mammoth Trees trimmed 96 palm trees (total)--one Queen Palm at 2425 N. Huachuca and one Date Palm is at Kyle Millers at 2560 N Coyote Dr. Other hardwood trees include 2500 Coyote, 1762 W. Grant, 2570 Huachuca at Earl Wheatley's property, and also at Central Pet, and 2420 N. Jackrabbit Ave. We also asked the city to cut the weeds along Jackrabbit at the Silvercroft Wash area. They did a great job and it was free! Please note that Steve invoices Legacy's trees separately so that the tree trimming is not paid with association money. Steve does this to keep the association tree trimming bill down.

Security: Privateer has chased out the homeless, campers etc. and is trying to keep crime down. A few holes cut in the fences at the big parking lot on Huachuca. Legacy had 3 different A/C units vandalized and Fred Weber and Rich Luhr had Backflows stolen as well as Glaztech 1760 W. Grant. With the A/C vandalism the perpetrator has ladders and tools and knows how to get the copper and parts out of the older units. The older units have R22 Freon which is very expensive on the black market. The vandals got two A/C units at WesPress on Grant Rd. and 4 units at a building on Forbes Ave, and two A/C units the Luxe Hotel at the corner of Grant and I-10. Steve met with the chief of police Chad Kasmar. Since then TPD has been investigating in the crimes have stopped but no arrests that we know of? Privateer cannot be down here all night as they are expensive for 8 hour patrol. Now they come in unmarked cars on Saturday and Sundays during the day.

Trespass letters: for the 4th year in a row TPD have not contacted Steve about no trespass letters, they must have letters on file they've used. Steve has added more trespass signs. If you need a sign let us know. Motion to accept the presidents report Rick Eller and seconded by Fred Webber. Motion carried.

Architecture Review Committee last year approved the paint color at Win Wholesalers, Steve urged them to finish painting their building. The second item also approved was the stone façade at Mike Johnsons building, the construction is still in progress, so new parking lot, new fence new doors, new front façade, and Steve said it will look wonderful when it's all finished. Motion to accept the Architecture Review Committee Lyman Stone, and seconded was Jeff McKenney. Motion carried.

Unfinished & New Business was that Steve has put in new cameras on his building. Cameras are expensive, Steve has multiple buildings so we can do a base antenna on 2440 Coyote and then have transmitting antennas on other buildings and then have cameras that will transmit Wi-Fi wirelessly and put them on the internet. We are slowly going to get them installed on the other buildings. Right now we just have two cameras at our door 2440 Coyote suite 121, we have seen coyotes and javalinas and even a mountain lion. Steve said he wants to put cameras at 2520 and 2555 eventually. The Industrial Park looks pretty good right now, we even had some of the weeds and trees trimmed over at Cooper Aerial on Legacy dime. Steve asked them if they want to join the association but they are winding down and will probably close shop. That's the first building as you drive in east of Waahe Capital right after the storage facility on Dragoon. Steve said the industrial park looks even better than last year. Santa Rita

does the common areas but they just trim the bushes and they are supposed to do irrigation fixes or broken along Coyote. Legacy has a different guy blowing our parking lots. Taylor Made comes on Sunday mornings. Santa Rita is doing the other common areas and the properties along Huachuca Dr. Fred Webber said they do a good job, they also do Mike Johnsons property. Steve asked Andy at 2502 if he has seen Santa Rita, He said they sprayed for the weeds. Steve mentioned that Chapman uses Complete Landscaping at 2500 Coyote. Legacy has replaced a lot of the irrigation along Coyote in the easement area to stop the leaks. Motion Rick Eller, seconded Jeff McKenney. Motion carried.

Election of Directors same slate as last year. Mike Schramek, Fred Webber, Mike Hennessy, Steve Juhan and Ramon Perez. Motion to accept Jeff McKenney and seconded was Rick Eller. Motion carried.

Fred Webber made the motion to end the meeting and Jeff McKenney seconded. Motion carried