

**GRAYHAWK MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, January 12, 2026
MINUTES**

CALL TO ORDER

GCA Board President, David Van Omen called the meeting to order at 5:33 p.m.

Also attending the meeting were GCA Board members Paul Alessio, Don Morse, Randall Brown, Derek Moore, Arlene Smith, Richard Zielinski and Derek Moore in person.

CCMC representatives Michelle Sacco, Jennifer Sheets, Bri Minjarez, Richard Dearo and Ashlie Adamscheck were in attendance in person.

APPROVAL OF MINUTES

The minutes for the Grayhawk Community Association (GCA) Board of Directors meeting on December 1, 2025, were reviewed.

- A Motion was made and seconded to approve meeting minutes from December 1, 2025. Motion carried unanimously.

Homeowner Forum

A Cachet resident thanked the Board Members for the plant material that was placed along Grayhawk drive.

Development Committee

Jim Ball reported on area developments.

Operational Review Committee

Don Morse reported on Operations.

Landscape Committee

Arlene Smith reported on community landscaping updates.

Community Enhancement Committee

Richard Zielinski reported that the committee did not meet.

Event Planning Committee

Ashlie Adamscheck reported on past and upcoming community events.

Communications Committee

Michael Loya and Bri Minjarez reported on current communications initiatives.

Architectural Review Committee

Paul Alessio reported that the committee met twice in December and reviewed a

total of 20 submittals.

Budget/Finance Committee

Derek Moore reported that the Budget Finance Committee did not meet.

Executive Committee

David Van omen reported that the committee reviewed various ongoing projects.

New Business

Ramada and Mailbox Project

David Van Omen and Paul Alessio, along with GCA staff members, recently met with two new contractors regarding the project. Contractors suggested Alumawood instead of steel which will lower cost but will still be durable.

The Board discussed possibly doing a second mailbox and ramada sample. The sample will be located at 76th and Windsong. The cost of the sample Ramada and Mailbox is \$48,610.16 and the work will be done by AZ Experts. A motion was made and approved unanimously to accept the AZ Experts proposal of \$48,610.16 for the sample ramada and mailbox.

Treasurer's Report

Derek Moore reported that there is approximately \$4.9 million in the GCA Community Enhancement Fund. The GCA is currently over income and under expenses for the year.

Management Report

Michelle Sacco reported that the GCA office is fully staffed. She noted that Chantel has recently closed over 900 open violations. She also noted that Garda will be using SmartWebs to help with the violation process.

ADJOURN

There being no further business, the meeting was adjourned at 6:45 p.m.



Grayhawk Community Association Board Briefs: January 12, 2026

Board Briefs are an informal narrative of the Board meetings and not official minutes. Official minutes will be posted once approved by the Board of Directors at the next Board meeting.

Homeowner Forum

A Cachet resident thanked the Board Members for the plant material that was placed along Grayhawk drive.

Development Committee

Jim Ball reported on area developments. There have been no significant changes or no new adjustments within the last five weeks. The City of Scottsdale continues to wait for design approval for the dog park on the corner of Thompson Peak Pkwy. and Hayden Rd.

Operational Review Committee

Don Morse reported on Operations. There was no major security issues reported over the holidays.

CCMC has hired an Administrative Assistant, who started on December 1. A new maintenance staff member was also hired in late December.

The GCA office lease was reviewed and signed, extending the lease for five years.

Landscape Committee

Arlene Smith gave a recap of the 2025 landscaping. Landscaping at Tot Lots was enhanced, the Deer Valley Wash silt was cleared and relocated, fire mitigation took place in Monterey Park, Montevina, and Featherwind. DLC pruned 855 trees in the GCA, 136 in the RVA, 97 in Renaissance, and 69 in Crown Point Norte. In 2025 a total of 134 trees and 4 saguaros were lost.

DLC recently removed 113 tree stumps lost during storms in late 2025. We had six mainline breaks around the community (Scottsdale & Deer Valley, two at Thompson Peak and 78th Place, 76th Way and Tailspin, 75th St. and Wing Shadow and Angel Spirit and Gilded Perch), all were repaired, flushed and tested.

Renovations continued in Tesoro, Monterey, the Raptor entrance, along Grayhawk Drive, Crown Point Norte, Los Vientos and Montevina. A post emergent herbicide was sprayed throughout the Community and our lush rye grass was continually mowed. A large Saguaro that was leaning precariously in the Pinnacle neighborhood near the tot lot was removed.

The DLC Field Manager (Kaipo Spenser) is being replaced on site by Clyde Myles.

Paul Alessio asked who was responsible for the maintenance of the medians along Thompson Peak Pkwy. and noted trash at the corner of Scottsdale Rd. and Thompson Peak. DLC representatives said they will clean up the area.

There was discussion about plans for tree replacements following the October microburst. The landscape committee is working on a list for replacement.



Community Enhancement Committee

Richard Zielinski reported that the committee did not meet.

Event Planning Committee

Ashlie Adamscheck reported approximately 60 people attended the Holiday Jingle and Dine at Toscana Wood Fired event. Just over 155 people attended the Annual Santa Party at the Grayhawk Golf Club. Hanukkah celebration had 36 residents in attendance. Upcoming events include Ladies Bunco, Sip and Stretch Yoga, a free Shredding Event, and another Happy Hour at Fogo de Chao.

Communications Committee

Michael Loya reported that the committee had set the Flight print schedule for 2026. The committee is planning for the Annual Meeting focus to be community volunteers. The committee and staff will also be working on a new email system and website changes.

Bri Minjarez reported that on Monday, Jan. 12 we utilized Constant Contact for the first time to send out The Buzz. She also noted that the Flight should hit mailboxes middle of February. The website is also in the process of being updated to make it more user friendly.

Architectural Review Committee

Paul Alessio reported that there were 13 submittals for the December 3 meeting and 6 submittals for the December 17 meeting.

Budget/Finance Committee

Derek Moore reported that the Budget Finance Committee did not meet.

Executive Committee

David Van Omen reported that the committee discussed the ongoing mailbox project. They also discussed perimeter wall paint for 2026. In addition, they discussed the new staff members.

New Business

Approval of Vote HOA NOW for Annual Election

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