

## **Board Briefs**

### **April 7, 2025**

#### **Election of Officers**

Motion to elect David Van Omen as President, Paul Alessio as Vice-President, Derek Moore as Treasurer, and Richard Zielinski as Secretary. The motion was second and motion carried.

#### **Development Committee**

Jim Ball reported on area developments.

Phase 1 of Parque (formerly known as Crackerjax) been presented to the City of Scottsdale. It includes four stand-alone restaurant buildings, and retail and restaurant space on the ground floor of both an 89-unit mixed-use apartment

A bill that was in the State House that was intended to stop the type of vote that would override the will of the people against the vote of the city council did not have enough support to reach the floor for a vote. That bill was pulled and revised with new language that would eliminate referendum challenges to rezoning decisions. It would strip the zoning power from Scottsdale and other cities.

#### **Operational Review Committee**

Don Morse reported that the Garda team at Grayhawk is fully staffed.

Many of the items at the March 31 meeting were specific to the Retreat Village including street maintenance, the transponder policy, and name plaques installed at the gate.

The committee will be focusing on updating the construction policy at the next meeting.

Arlene Smith asked for an update on the mailbox and ramada test site.

Pual Alessio stated that he had viewed the test site about two weeks prior with staff. Some change requests are being made and then the Board of Directors will be asked to look at the test site.

#### **Landscape Committee**

Arlene Smith reported that spring planting will take place later in April. DLC is not sure of a date for the start of the turf transition, but it will be after Easter.

DLC will begin fire mitigation in the neighborhoods north of Grayhawk Drive prior to the 2025 wall painting project. The committee has requested that a test site with western exposure is selected to use Rhino Shield paint and determine if that is a viable option for the community common walls.

DLC submitted Proposals and maps for sidewalk replacements and pruning of hardwood trees throughout Grayhawk. This included trees in the GCA (855), RVA (136), Renaissance (97) and Crown Point Norte (69). These are budgeted items.

#### **Community Enhancement Committee**

Richard Zielinski reported that the committee did not meet, but is scheduled to meet later in April to review condominium community enhancement submittals.

### **Event Planning Committee**

Ashlie Adamscheck that over 50 people had attended the Hawk Talk with the McDowell Sonoran Conservancy- A Million Ways to Die in the Desert.

There were over 350 people registered for the Family BBQ and Movie Night, and more attended without registering.

Happy Hour at Pitch was successful, reaching the maximum attendance count of 45.

Upcoming events include Concert in the Park, the Easter Egg Hunt and Adopt-A-Road.

### **Communications Committee**

Michael Loya reported that the first Hawk Highlight was sent on March 14. These are monthly emails covering everything from covenants to security to area development and are scheduled for the second Friday of each month.

The 2<sup>nd</sup> Quarter issue of The Grayhawk Flight will hit mailboxes in mid-April and the electronic version was sent out on April 4.

More post-event surveys will be sent in 2025 to gauge potential communication gaps and well as event successes/opportunities

### **Architectural Review Committee**

Paul Alessio reported that the committee continues stay busy with a high volume of submittals each month. There were a total of 25 submittals in March, many of which were windows. The committee is working to fine tune window information for residents to help them better understand the requirements.

### **Executive Committee**

David Van Omen reported that the committee met to review a variety of topics including the roadway vote results, ramada/mailbox project, tot lot replacement and update on community common wall paint projects.

### **Budget/Finance Committee**

Derek Moore that the committee did not meet.

### **New Business**

Committee chair assignments were discussed and voted on. Motion to to retain the committee chair positions from 2024:

- Architectural Review Committee – Paul Alessio
- Budget/Finance Committee – Derek Moore
- Communications Committee – Michael Loya
- Community Enhancement Committee – Richard Zielinski
- Development Committee – David Van Omen
- Election Committee – Jim Ball
- Landscape Committee – Arlene Smith
- Operational Review Committee – Don Morse
- Event Planning Committee – Lou Ender

Motion Seconded, Motion passed.

A motion was made and approved to request that the City of Scottsdale replace the “No Parking” signs that are near the new Educational Graden with

signage that says-“One-hour parking only during daylight hours.” A total of five signs is being requested.

### **Treasurer’s Report**

Derek Moore reported that the GCA was over budget, primarily due to collection revenue. There is currently \$4.2 million in the Community Enhancement Fund.

### **Management Report**

Stacey Harvey reported staff is working with the representative of Dunn Edwards to get the Color Ark Pro updated with current Grayhawk Paint Colors.

Max has been busy with property tours, fielding phone calls and emails and meetings with homeowners.

This will be Cullen’s last meeting. Stacey anticipates that she might attend one more meeting.

GRAYHAWK MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, APRIL 7, 2025  
MINUTES

**CALL TO ORDER**

GCA Board President, David Van Omen called the meeting to order at 5:32 p.m.

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

CCMC representatives Stacey Harvey, Jennifer Sheets and Ashlie Adamscheck were in attendance in person.

**APPROVAL OF MINUTES**

The minutes for the Grayhawk Community Association (GCA) Board of Directors meeting on March 3, 2025, were reviewed.

- Motion to approve March 3, 2025, GCA Board meeting minutes as amended, seconded and Motion Passes.

**APPOINTMENT OF OFFICERS**

Motion to elect David Van Omen as President, Paul Alessio as Vice-President, Derek Moore as Treasurer, and Richard Zielinski as Secretary. The motion was second and motion carried.

**Homeowner Forum**

No homeowner comments.

**Development Committee**

Jim Ball and Paul Alessio updated on area developments.

**Operational Review Committee**

Don Morse reported.

**Landscape Committee**

Arlene Smith reported.

**Community Enhancement Committee**

Richard Zielinski reported that the committee had not met.

**Event Planning Committee**

Ashlie Adamscheck reported.

**Communications Committee**

Jennifer Sheets reported.

**Architectural Review Committee**

Paul Alessio reported.

**Executive Committee**

David Van omen reported.

**Budget/Finance Committee**

Derek Moore reported.

**New Business**

Committee Chair Assignments:

- Architectural Committee – Paul Alessio
- Landscape Commiittee – Arlene Smith
- Budget / Finance Committee – Derek Moore
- Communications Committee – Michael Loya
- Community Enhancement Committee – Richard Zielinski
- Events Planning Committee – Lou Ender
- Operational Review Committee – Don Morse

Motion to retain the committee chair positions from 2024. Seconded, Motion passed.

Sign Change Request for City of Scottsdale Transportation Department

Motion to approve up to five signs along 76<sup>th</sup> Way near the Educational to have “No Parking” signs removed and replaced with signage that says “One-hour parking only during daylight hours.” Or a variation of. Seconded and Motion Passes.

**Treasurer’s Report**

Derek Moore reported.

**Management Report**

Stacey Harvey reported.

**ADJOURN**

There being no further business, the meeting was adjourned at 6:17 p.m.

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Secretary

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Date