

GRAYHAWK MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, AUGUST 4, 2025
MINUTES

CALL TO ORDER

GCA Board President, David Van Omen called the meeting to order at 5:31 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 Lisa Lundskow, Jennifer Sheets, Michelle Sacco, Max Schwartz, 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 June 2, 2025, were reviewed.

- A Motion was made and seconded to approve meeting minutes from June 2, 2025. Motion carried unanimously.

Homeowner Forum

A homeowner from Cachet inquired about who was responsible for maintenance of the monument signs, specifically the condominium monument signs. Jennifer Sheets stated that condominium monument sign improvements were paid by the GCA as a one-time enhancement project, but ongoing maintenance is the responsibility of the condominium association. Jennifer Sheets to share more details with the homeowner following the meeting.

Development Committee

Jim Ball reported on area developments. The dog park has been delayed due to design issues and is over budget. An additional \$4 million is needed. Total cost will be an estimated \$6 million. The park is now expected to open in February 2026. Negotiations with the city have broken off and it now appears that AXON will proceed with its original plans. The three parcels are in different stages of being cleared. Optima on the south side of the 101 and to the east of Scottsdale Rd. is moving along quickly.

Operational Review Committee

Don Morse reported that the City of Scottsdale recently passed a ban on anyone under 16 riding class 3 electronic bicycle or similar machine on City property. This includes electric motorcycles that can reach speeds of at least 21 miles per hour. Also, e-motorcycles must be titled and registered.

The committee also discussed adding a potential Community Standards staff position. Don stated that the committee approved recommending a full-time Community Standards Coordinator, to be paid from the Community Enhancement Fund in 2026 and

out of the Operating Budget moving forward. Don stated that there are currently four condominiums that are considering bringing CCMC on as their management company. CCMC has proposed utilizing one staff member as a part-time Community Standards Coordinator and part-time condominium manager. The Board of Directors discussed and answered various questions.

- Paul Alessio made a motion to approve a full-time Community Standards staff member, to be paid in 2026 from the Community Enhancement Fund and then budgeted from operating in subsequent years. Motion seconded by Don Morse. Motion carried.

Landscape Committee

Arlene Smith reported on community landscaping updates, including upcoming culvert cleaning, the hard transition to Bermuda and two saguaro removals.

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

Jennifer Sheets reported that the committee is recommending printing The Grayhawk Flight quarterly in 2026 with no additional digital issues outside of print months.

- Paul Alessio made a motion to print The Grayhawk Flight quarterly in 2026 and revisit the discussion of print frequency prior to the 2027 budget preparation. Motion seconded by Derek Moore. Motion carried.

Architectural Review Committee

Paul Alessio reported that the committee met twice in July.

Executive Committee

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

Budget/Finance Committee

Derek Moore reported.

New Business

Debit Card Limit Increase: The association's debit card limit was raised from \$5,000.00 to \$7,500.00 per month to eliminate the need for the Citi and Home Depot credit cards. This increase was previously approved by President Van Omen. Don Morse made a motion to ratify the decision to increase the debit card limit from \$5,000.00 to \$7,500.00. Motion seconded by Paul Alessio. Motion carried.

Holiday Lights: A proposal from Custom Holiday Lights was presented for holiday decorations this year in the amount of \$40,896.70. This is the same vendor and price as

last year, with the light display scheduled to turn on November 24. Arlene Smith made a motion to the proposal from Custom Holiday lights and pay \$40,896.70 from the Community Enhancement Fund. Motion seconded by Derek Moore. Motion carried.

Maximus Savings Analysis: The Maximus Savings Analysis, previously presented in June, returned an estimated annual savings of \$1,070.88 for the Grayhawk Community Association. The proposed contract is for two years and is renewable at the end of the term. Paul Alessio made a motion not to accept the proposed Maximus contract. Motion was seconded by Derek Moore. Motion carried.

Treasurer's Report

Derek Moore presented the financial report for June, including budget variance details. There is currently \$4.7 million in the Community Enhancement Fund.

Management Report

Executive Director Michelle Sacco introduced herself and new Communications Director Laurie Vuoto.

Staff is working on potentially having Garda patrol staff utilize SmartWebs, the system used by CCMC to process violations. Garda staff will ideally be able to start the violation project for items like overnight street parking and trash cans.

ADJOURN

There being no further business, the meeting was adjourned at 7:26 p.m.



Grayhawk Community Association Board Briefs: September 8, 2025

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.

Development Committee

Jim Ball reported on area developments. The revised plan for the Thompson Peak dog park is waiting to be presented for approval to the planning committee. No date is set for this presentation. The rough estimate on an opening date is February 2026.

The land southeast of AXON down to Princess / Pima Dr. has been cleared of to begin construction of a complex consisting of four buildings. The office/warehouse combination is set to have 26,7051 square feet available.

The last plot of land that was part of Rawhide western park now has a dust fence up. It is anticipated that the project will either be condos or more apartments.

The land northwest of the Scottsdale Rd. and 101 intersection that was up for sale for the proposed new hockey area has been sold to a different developer. The original piece was listed as 100+ acres. The recent sale was for 200+ acres. all the way north to Thompson Peak Parkway. The developer indicated that his plan is to build office, retail, hotels and apartments.

Operational Review Committee

Don Morse reported that the committee met to discuss the Retreat Village Association (RVA) street project, which will be discussed in the RVA Meeting. The City of Scottsdale recently passed a ban on anyone under 16 riding class 3 electronic bicycle or similar machine on City property. This includes electric motorcycles that can reach speeds of at least 21 miles per hour. Also, e-motorcycles must be titled and registered.

The Board approved the “Friendly Fence” playground equipment, which has been installed at the Coventry at Grayhawk tot lot on Tailspin Lane.

The committee also discussed adding a potential staff Community Standards staff position. The committee made a recommendation to the Board of Directors to add a full-time Community Standards Coordinator. That position will focus on compliance and will also work with the Assistant Community Manager on Architectural Review Committee submittals and follow-up.

There are currently four condominiums expressing interest in moving to CCMC for management. CCMC presented the option of adding a staff member that will be part time Community Standards and part-time Community Manager should CCMC start managing some of the condominiums. This could potentially be temporary as additional condominiums in Grayhawk could solicit CCMC for management, and at that point it's possible the position would be split into two full-time positions.

There was extensive discussion on whether or not the Board should pursue the split position option. There was some concern about breaking up the workload, but also discussion regarding budgeting for another full-time staff member. A motion was made and passed to approve a full-time Community Standards position, to be paid in 2026 from the Community Enhancement Fund and then budgeted from operating in subsequent years.



Landscape Committee

Arlene Smith reported that greenbelts have been mowed, grass near sidewalks edged, benches cleaned,

bushes and trees throughout the community renovated, irrigation lines repaired.

Eight culverts are being cleaned out this year, two of which were 100% obstructed.

The total cost was \$43,316.00, which will be paid from the Community Enhancement Fund.

Three saguaros are being removed. One is in Montevina and posing a threat to a home, and the other two, at the Crown Point Norte entrance gate and just inside the main Raptor gate, are damaged and dying.

Specticle pre-emergent is scheduled to be sprayed beginning on August 4 throughout certain areas of the community.

Community Enhancement Committee

Richard Zielinski reported that the committee did not meet

Event Planning Committee

Ashlie Scott reported that 16 residents attended the Foster Alliance Volunteer Day to fill a foster child's birthday wish list and fill backpacks with school supplies. The group got a tour of the donation warehouse and office and then were able to shop for birthday gifts in the donation warehouse and decorate/gift wrap the birthday gifts.

Just over 40 residents got to check out a new local "hot spot" and meet neighbors at Pitch at Cavasson in July. A special thanks to Bankers Trust for providing one drink ticket per person.

Upcoming Events and Programs include the Old School Ice Cream Bus on August 8, Christmas in Summer Virtual Bingo on August 13 and Paint your Partner on August 21.

Communications Committee

The Communications Committee made a recommendation to print The Grayhawk Flight quarterly in 2026. A motion was made and passed to print The Grayhawk Flight quarterly in 2026 and revisit the discussion of print frequency prior to the 2027 budget preparation.

Architectural Review Committee

Paul Alessio reported that there were two meetings in July. There was a total of four submittals for the July 2 meeting and nine submittals for the July 15 meeting. July is typically a quiet month for the ARC committee.

Budget/Finance Committee

Derek Moore reported that the committee met to review the first draft of the 2027 budget for the Retreat Village Association (RVA) and all neighborhoods. The committee will meet soon to review the first draft of the Grayhawk Community Association budget and continue work on the RVA and neighborhood budgets.

Executive Committee

David Van Omen reported that the committee had a lengthy discussion regarding the mailbox and ramada project. They also discussed staffing and meeting dates for the remainder of 2025.



New Business

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Holiday Lights: A proposal from Custom Holiday Lights was presented for holiday decorations this year in the amount of \$40,896.70. This is the same vendor and price as last year, with the light display scheduled to turn on November 24. A motion was made and passed to accept the proposal from Custom Holiday lights and pay \$40,896.70 from the Community Enhancement

Maximus Savings Analysis: The Maximus Savings Analysis, previously presented in June, returned an estimated annual savings of \$1,070.88 for the Grayhawk Community Association. The proposed contract is for two years and is renewable at the end of the term. A motion was made and passed not to accept the proposed Maximus contract.

Treasurer's Report

Derek Moore presented the financial report for the previous month, including budget variance details. There is currently \$4.7 million in the Community Enhancement Fund. President Van Omen noted that the committee and board should start looking into potential projects to utilize the fund.

Management Report

Executive Director Michelle Sacco introduced herself and new Communications Director Laurie Vuoto.

Members of the management team attended the AACM 2025 Legislative Update on July 8 and a virtual legal update on July 16.

Meetings with Civic Plus regarding the SeeClickFix system have taken place, and it is expected to be presented to the Operations Committee in August.

Staff is working on potentially having Garda patrol staff utilize SmartWebs, the system used by CCMC to process violations. Garda staff will ideally be able to start the violation project for items like overnight street parking and trash cans.

Projects & Operations:

Perimeter wall painting is being wrapped up in Featherwind. Letters have been mailed to the affected homeowners in the Monterey Park neighborhood to remind them that they need to cut back landscaping in preparation for painting.

Beehives were moved in five valve boxes Paul Alessio asked about a "Caution: bees" sign near El Dorado school. It was determined that the sign belonged to El Dorado.