

**GRAYHAWK MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, OCTOBER 6, 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, Derek Moore, 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 October 6, 2025, were reviewed.

- A Motion was made and seconded to approve meeting minutes from September 8, 2025. Motion carried unanimously.

Homeowner Forum

There were no comments or questions from homeowners in attendance.

Development Committee

Jim Ball reported on area developments.

Operational Review Committee

Don Morse reported that the committee is recommending that the Board of Directors approve the updated Construction Policy and newly created Construction Guidelines, which include modifications to the vendor hours.

The committee reviewed the proposed lease extension for the GCA Office and would like to solicit an opinion from a commercial real estate agent regarding the increase proposed.

There was discussion regarding the pedestrian gate at the west end of Phantom Way in Coventry at the park.

Chantel Martin, who has served as part of the maintenance team at Grayhawk for many years, has been moved to the Compliance position. Laurie Vuoto, the recently hired Director of Communications, has left Grayhawk.

Landscape Committee

Arlene Smith reported on community landscaping updates, including monsoon rain totals and stump removals. It was determined that DLC Resources should start attending Board Meetings.

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 reported Laurie Vuoto is no longer with Grayhawk. Current projects that the committee is working on include a website redesign and a new email marketing provider.

Architectural Review Committee

Paul Alessio reported that the committee met twice in September and reviewed a total of 15 submittals.

Executive Committee

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

Budget/Finance Committee

Derek Moore reported that the Budget Finance Committee has approved the Grayhawk Community Association (GCA) and Pinnacle Budgets and is recommending that the Board of Directors approve the budgets and increases for 2026.

A motion was made by Derek Moore to approve the Grayhawk Community Association and Pinnacle neighborhood budgets for 2026, including a \$6.50 per month increase for the GCA and \$10.30 per month increase for Pinnacle. Motion seconded. Motion carried unanimously.

New Business

GCA to pay for Holiday Lights for both GCA and RVA: It was determine that no discussion was needed on this topic.

Adoption of the revised Construction Guidelines and Policy including New Summer Hours: The Operational Review Committee is recommending approval of modified Construction Policy and adopted Construction Guidelines, as well as modification to the summer hours for construction. Due to the Arizona heat, many places allow vendors to start work earlier in the summer to avoid the hottest parts of the day. Both documents have gone by and have been approved by association council.

A motion was made and approved to accept and implement the Construction Policy and Construction Guidelines, as well as the modified summer vendor hours.

Treasurer's Report

Derek Moore reported that year-to-date income is over by approximately \$96,000.00. He noted, however, that most of that was due to collection fee revenue and that legal costs to obtain that revenue totaled approximately \$91,000.00.

There is currently approximately \$4.8 million in the Community Enhancement Fund. Some of this fund is earmarked for the Ramada and Mailbox project.

Management Report

Executive Director Michelle Sacco reported that October 6 was Chantel Martin's first day in her new Compliance Coordinator role. Richard Dearo is working to fill Chantel's previous position on the maintenance team.

Richard Dearo is working on a matrix for a potential new pest control company.

ADJOURN

There being no further business, the meeting was adjourned at 6:44 p.m.



Grayhawk Community Association Board Briefs: November 3, 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.

Landscape Committee

Arlene Smith reported that since the beginning of October, we have had several storms with an accumulation of over 3" of water. The microburst in early October caused extensive damage in The Park and much of Raptor Retreat. DLC has mapped a total of 92 common area trees that were lost.

The fall Plant it Forward program was cancelled due to the enormous amount of cleanup. It will be rescheduled to coincide with spring planting. Fall planting will take place following storm cleanup.

Randy Brown asked how DLC plans to move forward with storm damage cleanup and replacement. DLC stated that it will take approximately two weeks to remove all of the stumps left behind. The Landscape Committee will need to look at how many of the 92 trees lost should be replaced.

The Board of Directors discussed how to pay for the cleanup and tree replacement

Development Committee

Jim Ball reported on area developments. There have been no new filings or adjustments reported. Paul Alessio noted that the construction had begun on the QT. The fire station on Hayden Rd. south of the 101 has opened.

Operational Review Committee

Don Morse reported that Garda is fully staffed at Grayhawk and all members will be attending a training led by GCA management staff on October 8. One training will take place from 6-7 a.m. and a second from 7-8 a.m.

The committee is recommending that the Board of Directors approve the updated Construction Policy and newly created Construction Guidelines, which include modifications to the vendor hours. It should be noted that these hours differ from the City of Scottsdale construction hours.

The committee reviewed the proposed lease extension for the GCA Office. The committee felt it was best to meet with the landlord and propose first right of refusal. The committee would also like to solicit an opinion from a commercial real estate agent regarding the increase proposed.

The committee also discussed the gate on the west end of Phantom Way in Coventry at Grayhawk. The committee is reviewing options for this gate, as there were recent break-ins in that area and the police told residents that they believed the thieves parked in the parking lot near that gate for quick getaway. The committee has not made any decisions on how to move forward and will have a proposal for the Board at a future meeting.

Chantel Martin, who has served as part of the maintenance team at Grayhawk for many years, has been moved to the Compliance position. Laurie Vuoto, the recently hired Director of Communications, has left Grayhawk. Management will be looking for her replacement.



Community Enhancement Committee

Richard Zielinski reported that the committee did not meet

Event Planning Committee

Ashlie Adamscheck reported that the recent Trivia event in the Talon Room was attended by 25 residents. The Mixology Class was attended by 10 residents and the most recent Hawk Talk was attended by 15 residents. Upcoming events include the Lego Class on a half day of school and Pumpkin Patch.

Communications Committee

Michael Loya reported Laurie Vuoto is no longer with Grayhawk. Current projects that the committee is working on include a website redesign and a new email marketing provider.

Architectural Review Committee

Paul Alessio reported that there were six submittals for the September 6 meeting and nine submittals for the September 16 meeting.

Budget/Finance Committee

Derek Moore reported that the Budget Finance Committee has approved the Grayhawk Community Association (GCA) and Pinnacle Budgets and is recommending that the Board of Directors approve the budgets and increases for 2026. The GCA reserve came back more positive than anticipated, and the GCA was able to increase at 6% vs. the 10% increase in 2025. Pinnacle's increase was mainly due to the need to fund the Reserve Fund.

A motion was made by Derek Moore to approve the Grayhawk Community Association and Pinnacle neighborhood budgets for 2026, including a \$6.50 per month increase for the GCA and \$10.30 per month increase for Pinnacle. Motion seconded by Don Morse. Motion carried.

It was requested that both the Reserve Study and approved budget be shared on the resident portal. Management staff will work on doing this.

Executive Committee

David Van Omen reported that the committee met to discuss various topics. They committee about the status of a garage sale. Jennifer Sheets noted that the garage sales no longer take place in Grayhawk due to declining participation. It was noted that not even 20 homes participated during the last garage sale and many that did were disappointed in the low turnout of shoppers. The Event Planning agreed this was likely due to online options including Facebook Marketplace and OfferUp and decided to stop holding the sale.

The discussion regarding the Ramada and Mailbox project continued. Management has been asked to solicit three rough estimates from additional contractors, which is underway.

The Condo Board Presidents meeting is schedule for October 9.

Speed bumps in the Retreat Village Association are being were installed on October 6.

Treasurer's Report

Derek Moore reported that year-to-date income is over by approximately \$96,000.00. He noted, however, that most of that was due to collection fee revenue and that legal costs to obtain that revenue totaled approximately \$91,000.00.



There is currently approximately \$4.8 million in the Community Enhancement Fund. Some of this fund is earmarked for the Ramada and Mailbox project.

Management Report

Executive Director Michelle Sacco reported that October 6 was Chantel Martin's first day in her new Compliance Coordinator role. She will spend her first week driving the property with coworkers and doing various online training. Richard Dearo is working to fill Chantel's previous position on the maintenance team.

Richard Dearo is working on a matrix for a potential new pest control company. Burns has been very difficult with their invoicing and even after Stacey Harvey, Richard Dearo and now Michelle Sacco have asked them to make modifications, they have not.