

**GRAYHAWK MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, NOVEMBER 3, 2025  
MINUTES**

**CALL TO ORDER**

GCA Board President, David Van Omen called the meeting to order at 5:30 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, 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 October 6, 2025. Motion carried unanimously.

**Homeowner Forum**

There were no comments or questions from homeowners in attendance.

**Landscape Committee**

Arlene Smith reported on community landscaping updates. DLC representatives were in attendance and shared the details of the storm that hit Grayhawk in early October. In total, 92 common area trees were lost between The Park and the Retreat Village.

A motion was made to approve up to \$70,000 for cleanup and stump removal in both The Park and the Retreat Village, to be paid from the Community Enhancement Fund. Motion seconded and carried unanimously.

A motion was made to approve up to \$18,000.00 for tree replacement in The Park. Motion seconded and carried unanimously.

**Development Committee**

Jim Ball reported on area developments. There have been no new filings or adjustments reported.

**Operational Review Committee**

Don Morse reported that the committee is recommending that the Board of Directors approve Orkin as a new pest control company, to replace Burns beginning in early 2026.

A motion was made to switch to cancel the contract with Burns and move to Orkin for pest control in early 20206. Motion was seconded and approved unanimously.

### **Community Enhancement Committee**

Richard Zielinski reported that the committee met to discuss a possible increase to the Condo Community Enhancement Program award amount. The committee has not increased the amount for three years and felt an increase was necessary with increasing costs of goods and services.

A motion was made and approved to increase the Condominium Community Enhancement Program award to \$21,500 per year. Motion seconded and carried unanimously.

### **Event Planning Committee**

Ashlie Adamscheck reported on past and upcoming community events.

### **Communications Committee**

Michael Loya reported on current communications initiatives.

### **Architectural Review Committee**

Paul Alessio reported that the committee met twice in October and reviewed a total of 21 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.

### **Treasurer's Report**

Derek Moore reported that year-to-date income is over by approximately \$120,000. He noted, however, that most of that was due to collection fee revenue and that legal costs will offset much of the income.

Derek will provide an article for the billing insert regarding assessment increases and Reserve Funds.

### **Management Report**

Community Manager Jennifer Sheets reported that Bri has started training in her new Communications Manger role and that Chantel continues to train in her Compliance role.

The common wall painting continues in Monterey Park and there have been some significant stucco repairs along the way.

Save the date for the Board holiday gathering, taking place on January 8.

### **ADJOURN**

There being no further business, the meeting was adjourned at 6:49 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. DLC noted that the cleanup the week of the last storm will come in at approximately \$47,000 and the stump removal is approximately \$20,000. All agreed that this was a rare circumstance and that cleanup and replacement will need to be paid from the Community Enhancement Fund.

Derek Moore made a motion to approve up to \$70,000 for cleanup and stump removal to be paid from the Community Enhancement Fund. Motion carried.

David Van Omen inquired as to how the Board would like to proceed with tree replacement. DLC stated that there were 66 trees lost in the GCA and 25 lost in the RVA. Paul Alessio noted that the GCA had agreed to pay for the RVA cleanup and stump removal from the GCA Community Enhancement Fund and that perhaps the RVA should be responsible for tree replacement. Discussion continued and all agreed that seemed a fair compromise.

Paul Alessio made a motion to approve up to \$18,000 for tree replacement in The Park from the Community Enhancement Fund. Motion carried.

Resident Mark Turri asked about dead plants in an area he passed on a walk. It was noted that this may be Natural Area Open Space (NAOS). Jennifer Sheets stated that she will meet with Mark to discuss further.

Randy Brown asked DLC with all the rain if we are experiencing additional growth and how they plan to address that as far as trimming. Kaipō Spenser with DLC stated that in the early part of the year Grayhawk does about three months worth of tree pruning and that a tree crew comes up once a month to address any trees that are starting to look overgrown.

### **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 on Operations. It was noted that the minutes should be adjusted to include David Van Omen as a meeting attendee.

The golf course has been experiencing many issues with teenagers on ebikes and has reached out to CCMC and Garda staff regarding any help they can offer. Both have noted that Scottsdale PD should be engaged in these ongoing issues.

CCMC is continuing to aid in finding replacements for the open Maintenance and Administrative Assistant positions at Grayhawk. The hope is that the condominium Community Manager will start in early December. The committee discussed this person having a direct line or a cell phone for residents to call to alleviate calls coming through the main GCA office.

The committee continued the discussion of the pedestrian gate at the west end of Phantom Way. The committee feels at this time that it might be best to leave the gate as it is, but asked CCMC staff to solicit legal advice to confirm this is the best decision.

Richard Dearo presented options for pest control companies as staff feels a change is needed. The committee is recommending Orkin Pest Control.

A motion was made and approved to switch to Orkin Pest Control beginning in early 2026.

### **Community Enhancement Committee**

Richard Zielinski reported that the committee did meet to discuss the possibility of increasing the Condo Community Enhancement Program award amount. The committee has not increased the amount for three years and felt an increase was necessary with increasing costs of goods and services.

A motion was made and approved to increase the Condominium Community Enhancement Program award to \$21,500 per year.

### **Event Planning Committee**

Ashlie Adamscheck reported 30 people attended the Happy Hour at Toscana Italiana, the maximum per the space allotted by the restaurant. The Haunted Lego Class with PlayWell TEKologies was very successful with 22 kids in attendance. Pumpkin Patch went well with lots of pumpkins and fund.

Upcoming events include a Ravenscroft Jazz Show, Sunday in the Park and Woman and Wine.

### **Communications Committee**

Michael Loya reported that the Communications Committee continues to work on the website redesign and new email marketing. They are also working on the 2026 Annual meeting. The committee would like to focus on recognizing volunteers at this year's Annual Meeting.

### **Architectural Review Committee**

Paul Alessio reported that there were 14 submittals for the October 7 meeting and nine submittals for the October 21 meeting.

### **Budget/Finance Committee**

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



### **Executive Committee**

David Van Omen reported that the committee met to discuss various topics. The discussion regarding the Ramada and Mailbox project continued and the committee would like to see more formal bids from additional contractors.

The committee discussed the office lease extension and still plans to meet with the owner to discuss a few items.

There was considerable storm damage and the Board of Directors will have to determine how to move forward with replacements.

There are four signed contracts with condominiums and CCMC will be moving forward with hiring a Community Manager to manage the condos.

### **Treasurer's Report**

Derek Moore reported that year-to-date income is over by approximately \$120,000. He noted, however, that most of that was due to collection fee revenue and that legal costs will offset much of the income.

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### **Management Report**

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