

GRAYHAWK MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, FEBRUARY 7, 2022
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 Board Members Jeanette Griswold, Paul Alessio, Don Morse, Richard Zielinski, and Lou Ender in person and Derek Moore joined via Zoom.

CCMC representatives Stacey Harvey, Lisa Lundskow, Ashley Scott, and Jennifer Sheets all attended in person.

APPROVAL OF MINUTES

The minutes for the Grayhawk Community Association (GCA) Board of Directors meeting on January 10, 2022 were reviewed.

- Motion to approve the January 10, 2022 GCA Board meeting minutes, seconded and Motion Passes.

HOMEOWNER FORUM

Herb Linn requested more supplemental documents be provided for Board meetings. Stacey Harvey noted that the presentation previously used during meetings will be available via screen share for this meeting.

Pat Seago asked if there was any further development regarding the extension of Haulapai Dr. The Board is not aware of any new developments in that project.

COMMITTEE REPORTS

Development Committee

David Van Omen reported that the committee did not meet.

He reported that there are currently only five properties for sale in Grayhawk, with three of those being condominiums.

Operational Review Committee

Richard Zielinski reported that the community patrol is still down two staff members.

There was recently damage to one of the mailboxes, costing the Association approximately \$700 in repairs.

The committee will be starting to work on creating a bidding process for small vendors. The committee is also discussing Retreat street paving and has determined they will move forward with that project once the Retreat is further along in the guardhouse remodel project.

Cachet requested some gate changes, which the committee determined should be moved to the Community Enhancement Committee for review.

Long time committee member Dick Sconyers is moving and will be missed.

Landscape Committee

Arlene Smith reported that DLC has applied pre-emergent throughout the community.

There was a water line break in Renaissance recently. A saguaro was recently lost near Discount Tire. Crown Point Norte NAOS Fire Mitigation was completed. Seasonal pruning continues on Grayhawk Dr. in the Raptor Retreat. Electrical repair was completed on an irrigation controller.

Community Enhancement Committee

Stacey Harvey reported that the committee did not meet. They will be meeting in April to review submittals for the Condo Community Enhancement Project.

Event Planning Committee

Lou Ender reported that there were six people in attendance for Mimi's Art Class. There are two upcoming Food Truck Nights featuring East Coast Joe's lobster truck.

There are currently 30 people signed up for the Tubac Bus Trip. There are only 40 people signed up for the Daddy Daughter Dance, the committee is hoping more will be signed up closer to the event date.

Communications Committee

Jennifer Sheets reported that there are three items that CompuNet is waiting on for the audio visual install. The last item is scheduled to be delivered mid-March.

A postcard is available for review for the guardhouse remodel project. The postcard will feature a QR code and web address for residents to visit the website for up-to-date information.

Architectural Review Committee

Paul Alessio reported that there were 11 submittals for the January 11 meeting and eight for the January 18 meeting. Grayhawk Elementary School presented at the January 11 meeting regarding the outdoor classroom they are building. They will be presenting to the Board at the March meeting.

Budget/Finance Committee

Jeanette Griswold reported that the committee met and identified projects to complete by March 2024. Those projects included:

- Reviewing the collection policy
- Creating a bad debit policy
- Updating the investment policy
- Reducing the RVA Community Enhancement Fund subsidy
- A quarterly review of the Community Enhancement Fund projects

Executive Committee

David Van Omen reported that the committee reviewed candidate submittals for the upcoming elections. They also discussed Condo Community Enhancement Fund project deadlines. There was also a Condo Board Presidents roundtable on January 12. Topics included best practices for maintenance, pool resurfacing and upcoming Annual Meeting information.

New Business

DLC Resources proposed for the 2022 spring planting including the installation of 700 5-gallon plants, 50 1-gallon plants, and 2 24" box trees throughout the GCA for \$24,745.00. This is a budgeted item in the operating account. Motion to approve the proposal pending review of the contract language by the Association's legal counsel. Seconded, and Motion Passes.

Advanced Painting submitted a proposal to paint the common area walls Coventry at Grayhawk, Coventry at the Park, Windsong and Avian. Advanced Painting has painted the common area walls and wrought iron fences in Grayhawk for the past several years and have done a good job overall. Motion to approval the proposal for \$97,584.82 pending review of the contract language by the Association's legal counsel. Seconded, and Motion Passes

DLC Resources submitted a proposal for \$18,872.35 to upgrade 22 controllers from 2G/3G modems to 4G modems. It is anticipated that the existing modems will lose their connectivity between now and the end of the year. Motion made to approve the proposal from DLC Resources, to be funded

from the GCA reserve fund, pending review of the contract by the GCA lawyer. Seconded, and Motion Passes.

Ghaster Painting and Coatings submitted a proposal for the painting of 64 steel poles at 8 playgrounds. In addition to painting each pole will be excavated and any rust below grade treated with MacroProxy 646 Epoxy Primer. Ghaster Painting has completed several projects for Grayhawk and I have found them to be a responsive with outstanding customer service. Please review the proposal submitted by Ghaster Painting for the steel playground posts painting project at a cost of \$27,750.00. Motion to approve the Ghaster Painting and Coatings proposal for the painting of 64 steel poles at 8 playgrounds at a cost of \$27,750.00, pending review of the contract by the GCA lawyer. Seconded, and Motion Passes.

DLC Resources submitted a proposal for the remaining monument updates in the Talon Retreat (9 monuments) plus the addition of the Tesoro monument on Grayhawk Dr and the Talon Retreat monument on Hualapai Rd for \$93,200.00. The proposal reflects an increase in cost due to increased labor (26.4% increase) and material (10.53% increase) for the remaining monuments over the original Board-approved proposal of \$111,800.00 for 15 monuments. This expense would be funded through the GCA community enhancement fund. A motion was made to spend \$25,400 in additional funds to continue to update 11 monuments (nine which were already approved and two additional monuments), pending a change in the proposal to reflect a change order versus a total cost. The approval is also pending review of the contract by the GCA lawyer. Seconded, and Motion Passes.

Treasurer's Report

Jeanette Griswold reported that there was an operating loss, mainly due to landscaping costs. Collection expenses also outweighed collection revenue, which is why the Budget/Finance committee will be working to create a bad debt policy.

There was \$236,555 in community enhancement income, bringing the total for 2021 to \$1,436, 000. There is currently just under \$3.7 million in the Community Enhancement Fund.

Management Report

Stacey Harvey reported that the holiday lights have all been removed in common area. Video and photos were taken of the holiday lights this year thanks to a referral from Michael Loya.

Park Pro is working to replacing pedestrian gate keypads in a number of locations in the community.

ADJOURN

There being no further business, the meeting was adjourned at 6:53 p.m.

Secretary

Date