

GRAYHAWK MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, June 2, 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 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 May 5, 2025, were reviewed.

- A Motion was made and seconded to approve meeting minutes from May 5, 2025. Motion carried unanimously.

**Homeowner Forum**

No Homeowner comments or questions.

**Development Committee**

Paul Alessio updated on area developments.

**Operational Review Committee**

Don Morse reported. The board discussed the Construction Policy and Construction Guidelines with a vote pending at a future date.

**Landscape Committee**

Arlene Smith reported.

**Community Enhancement Committee**

Richard Zielinski reported.

**Event Planning Committee**

Ashlie Adamscheck reported.

**Communications Committee**

Michael Loya reported.

**Architectural Review Committee**

Paul Alessio reported.

**Executive Committee**

David Van omen reported.

**Budget/Finance Committee**

Derek Moore reported.

**New Business**

Ramada and Mailbox Project

Motion to approve the Scottsdale Design Build change order at a total of \$4,000.00 to be paid from the Community Enhancement Fund. Seconded and Motion Passes.

Coventry at Grayhawk Tot Lot

Motion to approve the playground equipment and a total of \$5,240.89 to be paid from the Community Enhancement Fund. Seconded and Motion Passes.

**Treasurer's Report**

Derek Moore reported.

**Management Report**

Lisa Lundskow reported.

**ADJOURN**

There being no further business, the meeting was adjourned at 7:06 p.m.



## **Grayhawk Community Association Board Briefs: June 2, 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**

Paul Alessio reported on area developments. The Portico, the large complex located south of Legacy Blvd. and east of Scottsdale Road, has started selling. Four units of various sizes were recently sold for prices ranging from \$1.7M to \$2.1M. This complex offers 1, 2, 3 or 4-bedroom units.

A business license has been applied for a Cigar store / smoke lounge located near the Panera Bread is on the east side of Scottsdale Rd. That development recently had an issue with something living in their car. Management of that medical complex has taken care of the situation.

Banner has submitted its plans for the development of the acreage west of Hayden and South of the 101. There are many different functions to be provided for and well as a new hospital.

The development going up behind The Edge has received its permit to begin construction. The plan calls for 443 apartments.

Optima on the south side of the 101 and to the east of Scottsdale Rd. is moving along quickly. Two buildings will have homes for sale, two for lease and it has yet to be determined if the final two buildings will contain properties for sale or lease.

### **Operational Review Committee**

Don Morse reported that there were multiple attempted break-ins at Coventry in the Park via the wall behind the medical center. The Scottsdale Police Department is involved. The committee will be looking into options for the gate that goes between Coventry and the medical plaza. A resident in attendance asked what other information the committee had regarding the situation and Don Morse noted that once the police are involved they handle the details.

The committee reviewed both a Construction Policy and Construction Guidelines and presented to the Board of Directors for discussion with a vote to approve at a future date.

Multiple comments were made with small additions or corrections to the documents, including portable restroom placement and that construction vehicles should not block trash/recycle bins or driveways. It was suggested that the document call out that the GCA and RVA vendor hours do differ from those followed by the City of Scottsdale. There was also some question as to whether or not the Association could stipulate “no alcohol, kids, pets, etc” for vendors on property. It was noted that these documents will be reviewed by legal before being implemented.

### **Landscape Committee**

Arlene Smith reported that six of the tot lot renovations are complete. Ridgecrest will be completed once the ramada/mailbox “mock up” is finalized and approved and fencing surrounding the project is completely removed.



The turf transition is scheduled to begin the week of June 2. This year's date was delayed due to inconsistent overnight temperatures.

A growth regulator was applied to specific flowering shrubs along 74th St. and Grayhawk Drive.

The plants surrounding the revamped Monterey Park monument that did not survive are being replaced the week of June 2.

The Deer Valley Soil removal was completed, the silt/soil pulled was spread in low spots along Grayhawk Drive between Firenze and Serenity neighborhoods (RVA) and the east side of the Raptor gate house. Arlene noted that there are multiple areas along the slope on the east side of Hayden Rd. and various portions of the sidewalk extending from Thompson Peak Pkwy. all the way to Deer Valley Rd. that may need additional soil as well. This may be an additional project.

The sidewalk replacements in Crown Point and Monterey (RVA) have been completed.

A Saguaro toppled over the wall at Peregrine Villas during the nighttime hours but was quickly removed by DLC.

Don Morse inquired about monuments that may need repainting or have stain coming from the top of the monument. It was noted that these will need a regular maintenance schedule. Management staff will get more information.

### **Community Enhancement Committee**

Richard Zielinski reported that the committee did not meet.

### **Event Planning Committee**

Ashlie Adamscheck reported recent events had included a Hawk Talk about Estate Planning, Bouquets and Boards with Ardan Construction, and a Red Cross Blood Drive. All have been well-attended for summer events.

Upcoming events include Ladies Bunco, a New Homeowner Orientation and a Family Movie Day at Harkins.

### **Communications Committee**

Michael Loya reported the committee will be finalizing a proposal to the Board of Directors for a plan for The Grayhawk Flight printed magazine moving into 2026. The committee continues to feel that offering a printed magazine allows for an additional source of communication to residents. The Flight allows the Association to communicate in larger format what might already be included in an email, on the website or in social media.

### **Architectural Review Committee**

Paul Alessio reported 18 submittals on May 6 and 17 on May 20. The committee continues to see an increasing number of submittals and stays extremely busy.

### **Budget/Finance Committee**

Derek Moore that the committee did not meet.

### **Executive Committee**



David Van Omen reported committee discussed replacing the furniture at the Ridgecrest ramada. There was some discussion of the scalloped vs. straight edges and whether straight edges might pose more of a hazard for children.

The Montevina common area wall painting project is underway. It is expected that will continue for another 4-6 weeks before painters move into Monterey at the Park.

The ramada/mailbox project sample was discussed at length. The committee has asked the project manager to make adjustments before presenting the site sample to the Board of Directors.

### **Condo Board President Roundtable**

David Van Omen reported that the group did not meet.

### **New Business**

The board reviewed the proposed change order from Scottsdale Design Build for the Ridgecrest ramada/mailbox test site. Motion to approve the Scottsdale Design Build change order at a total of \$4,000.00 to be paid from the Community Enhancement Fund. Seconded and Motion Passes.

The board reviewed a proposed additional piece of equipment for the Tailspin Tot Lot. The recommended piece is the closest match to the available footprint and color palette and is within the allocated budget. Motion to approve the playground equipment and a total of \$5,240.89 to be paid from the Community Enhancement Fund. Seconded and Motion Passes.

### **Treasurer's Report**

Derek Moore reported that the GCA was near budget through April. There is currently \$4.9 million in the Community Enhancement Fund.

### **Management Report**

Lisa Lundskow reported that there was a malfunction at the Crown Point water fountain that was repaired.

Fence repairs in the community have been addressed by Richard Dearo and the vendor is working on those.

The maintenance team also fixed a broken speed bump at the back Raptor gate.

Lisa Lundskow, David Van Omen, and Paul Alessio met with Keith from Scottsdale Design Build to review the design of the ramada and mailbox remodel project.

Lisa Lundskow and Jennifer Sheets met with a resident regarding some trees near his property.

Lisa Lundskow, Jennifer Sheets, and Michelle Sacco attended a Leadership training at the corporate office about interviewing techniques and some additional assistance CCMC will be offering when it comes to recruiting.