



Grayhawk Association of Homeowners, Inc.
Board Meeting
AGENDA
August 19, 2025



Time: 7:00 p.m.
Location: Virtually via Zoom

Call meeting to order, Director Rollcall to establish quorum

1. Homeowner Input (if any)
2. Minutes:
 - A. Consider and act upon approval of the Board Meeting Minutes for June 17, 2025.
 - B. Ratify email votes:
 - 1) 6/18/25 – approve new ARC committee member
 - 2) 6/23/25 – approve FastSigns estimate 16417 (\$10,538.95) for 10 additional private property signs
 - 3) 6/25/25 – approve Gold Medal estimate 722 (\$3,343.06) for pump at the north pool
 - 4) 7/16/25 – approve Simply Horticulture estimate 7079 (\$1,623.75) for improvements at Grayhawk Blvd. & Swan Lake
 - 5) 7/16/25 – approve Simply Horticulture estimate 7094 (\$3,612.83) for improvements at Grayhawk Blvd. & Spirit Falls
 - 6) 7/23/25 – approve counter-offer of fee waiver request to waive interest if the remaining balance is immediately paid, account 186235094
 - 7) 8/4/25 – approve Gold Medal estimate 909 (\$3,503.04) for pump at the north kiddie pool
 - 8) 8/4/25 – approve Gold Medal estimate 910 (\$3,503.04) for pump at the south pool
 - 9) 8/7/25 – approve property manager's approval limit for pool items only to \$3,700
3. Committee Reports
 - A. Hill Remediation
 - B. Architectural Control (non-confidential matters only)
 - C. Beautification
 - D. City Liaison / Safety
 - E. Communications
 - F. Social / Holiday
 - G. Pool
 - H. Real Estate
 - I. Finance
 - 1) 2026 Budget – begin discussions
 - J. Covenants Control Committee

4. Unfinished Business
 5. New Business
 6. Administrative, Miscellaneous & Announcements
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EXECUTIVE SESSION

7. Hearing – account 186227259
8. Delinquencies – review and vote on actions
9. ACC Requests and Violations
10. Other Confidential Matters if any
11. Adjourn