

Queens Bay Resort & Condominium
Directors Meeting Minutes
February 1, 2023 2:00pm (MST)
777 Harrah Way #527

- I. President Pederson called the meeting to order at 2:08 p.m. MST. Director Peters, Director H Pederson, and Secretary Laing were present. Treasurer/Vice President Collette was absent. Property Manager Starkey attended for the beginning of the meeting.
- II. A motion was made by Mike Peters to approve the minutes from the January 11, 2023 Directors meeting. Howard Peterson seconded the motion. The motion passed with a unanimous vote.
- III. A motion was made by Howard Peterson to approve a contract, which is written to be reviewed every six months, between the HOA and Site Six Home Improvement to inspect a water leak origin and to inspect the internal pipes during a remodel, if the leak is outside of the wall the owner will be billed. Mike Peters seconded the motion. The motion passed with a unanimous vote.
- IV. Report from Property Manager
 - A. Soft Water System – the brine tank is still pending installation.
 - B. Lobby Heating and Cooling system repairs – Robert will schedule the installation for March
 - C. Water Fountain repairs – staff are completing the final repairs.
 - D. Pool System update – Advanced Pool came out and inspected the broken pump. It was determined the pump was no longer repairable. A replacement pump was ordered.
 - E. Parking Lot Resealing – Robert will schedule a definite date after April 24.
 - F. Steps next to the lobby have been repaired/replaced and painted.
 - G. The railing outside condo 113 will be repaired
 - H. The gate into the pool is being evaluated to determine a plan to strengthen the latching pole.
 - I. Cintas repaired the emergency lights and exit lights that malfunctioned during the recent power outage.
 - J. Steps in the pool are currently being repaired.
- V. President Pederson reviewed the 2022 actual/final numbers from FY22 and the FY23 budget. A motion was made by Howard Pederson for the Treasurer to present the home owners version of the final budget at the owners meeting. Mike Peters seconded the motion. The motion passed with a unanimous vote.

- VI. Director Pederson and Property Manager Starkey continue to update and modify the trouble shooting guide. The trouble shooting guide is a living guide that evolves as systems are updated or changed, new steps added as needed.
- VII. Director Pederson and Peters have updated the contractor documents. The new documents will be added to the website.
- VIII. The Directors reviewed the Owners Agenda for the meeting on February 11 at 10am (MST)
- IX. The meeting adjourned at 3:31.

The next Directors meetings are scheduled at 2:00p.m. on the following days:

March 1

April 5

May 3