

**Queens Bay Resort & Condominium
Owners Meeting Minutes
February 11, 2023, 10:00pm (MST)**

Owners in Attendance – Condo Numbers – 110, 112, 113, 121, 126, 127, 129, 133, 134, 136, 201, 210, 214, 215, 217, 222, 229, 233, 237, 238, 301, 302, 315, 317, 318, 322, 326, 327, 328, 330, 336, 337, 408, 410, 411, 414, 416, 419, 420, 422, 424, 425, 427, 428, 430, 433, 434, 435 508, 512, 517, 523, 524, 527, 528, 529, 530

Owners Absent – Condo Numbers – 101, 102, 103, 104, 105, 106, 107, 108, 109, 111, 114, 115, 116, 117, 118, 119, 120, 122, 123, 124, 125, 128, 130, 131, 132, 135, 137, 138, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 216, 218, 220, 221, 223, 224, 225, 226, 227, 228, 230, 231, 232, 233, 234, 235, 236, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 316, 319, 320, 321, 323, 324, 325, 329, 331, 332, 333, 334, 335, 338, 404, 405, 406, 407, 409, 412, 413, 415, 417, 418, 421, 423, 426, 429, 431, 432, 509, 510, 511, 513, 514, 516, 518, 519, 520, 521, 522, 525, 526

- I. President M. Pederson called the meeting to order at 10:01am MST
- II. President M. Pederson welcomed all owners to the meeting and introduced the current officers and directors.
 - A. Director H Pederson thanked Dan Sarnecky for his 2 years of service.
 - B. President M. Pederson introduced new secretary Penny Laing
- III. Property Manager Robert Starkey provided an update on completed, ongoing and future projects
 - A. Mailchimp is an on-line tool which will allow owners to manage your contact information used by the Directors to send electronic information. You, the owner will be able to update, remove or add email information. The link to do so is on queensbayhoa.com
 - B. Blowers in the lobby need to be repaired. Waiting on the equipment arrival and will schedule with Cool Wave the replacement parts are available. It primarily affects the air conditioning side of the units and the goal is to have it scheduled before Mid-March to ensure the comfort of our owners and their guests.
 - C. Pool system maintenance has been divided into a three three-year expense. The equipment is well past it's prime. We feel updating the equipment, ultimately will ensure the efficiency of system.
 - D. Steps have been repaired and painted near the lobby door.
 - E. Painting the doors is on-going and weather permitting.
 - F. In addition to painting the doors, the curbing paint will also be re-done after the parking lot sealing project is done. Will be painting the curb weather permitting.

- G. Power outage revealed several of the emergency lights were not functioning. They have been repaired and Carlos and Robert will be replacing the ballast.
 - H. Repaired and installed the railing outside of 113.
 - I. Parking lot signage has been updated. A reminder was given to the Owners to ensure the recreational vehicles are parked in the designated areas
 - J. Gate code will be changed in May of each year.
 - K. Parking lot seal coat update. It will be two part process the first area, the south side, will start April 24 pending weather and the schedule for the seal coat company. All cars and stored boats and storage trailers will be moved and the north side will be done.
 - L. Working on replacing the larger rocks in the parking lot islands with pavers and artificial turf. The directors feel the larger rocks are dangerous and an increased fall risk for owners and guests. The rocks will be re-distributed to other areas on the property where humans are least likely to walk through.
- IV. Treasurer Collette reviewed the balance sheet and shared FY22 actuals and the approved FY23 budget.
- A. Request from an owner to provide a listing of capital expenditures for FY22.
- V. Director H Pederson shared the Protocol/Troubleshooting book with the owners. The book is a living document that will change and evolve as equipment changes. Eventually, the goal will be to have the document on-line for easy access by staff to ensure, if an emergency is happening on the roof, the staff member can access using a mobile device.
- VI. President M. Pederson reviewed the priorities for owners and for directors for the FY23.
- A. If an owner is having any remodeling done, please make sure the contractor is licensed and insured.
 - B. The web site has a document for the owner to fill out with the contractor. The web site also list previously approved contractors.
 - C. The directors will be sending out a survey to the owners.
 - D. Electric Vehicle charging station options were discussed. This will be part of a survey going out.
 - E. Thank you to Karen Miron for coordinating the events calendar
 - F. Thank you to the committee that handled the fund raising event. Looking for volunteers to mentor to take over the event.
 - G. Thank you to Robert Starkey for putting together the web site and for using his equipment for the meeting.

- VII. The directors fielded various questions. The following are the three big ideas which seemed to resonate with the owners present. We will also send out a survey to confirm, to ensure most voices are heard.
- A. Defining a method for owners to sponsor the purchase of new lobby chairs. Some suggestions: a memorial plaque which would cover the cost of the purchase of the furniture and memorial plaque. We will reach out to owners to form a sub-committee to research the cost of said furniture, create a, design the plaque and formulate how the process will work.
 - B. Review corporate or anonymous sponsorship opportunities to cover the cost of improvements by “selling” naming rights. An example, the cost to purchase a charging cord for electric vehicles.
 - C. Explore, by using the survey, if winter pool hours should be implemented to help reduce the cost of opening the pool during dips in temperature.
 - D. Explore the idea, by using the survey, to charge for storage trailers that never move, or other items which take up more than one parking space.

VIII. Meeting Adjourned at 11:53 p.m. MST

Respectfully submitted by Penny Laing, Queens Bay Secretary