

**Queens Bay Resort & Condominium
Directors Meeting Minutes
April 5 - 6, 2023, 2:00pm Arizona time
Queens Bay Resort Condo 527**

- I. President Pederson called the meeting to order at 2:09. Director Peters, Director H Pederson, Secretary Laing and Property Manager Starkey were present. Vice President/Treasurer Connie Collette was absent.
- II. President Pederson asked for a motion to enter into a closed meeting for the purpose of discussing a director's position. A motion was made by Howard Pederson. Penny Laing seconded the motion. The motion passed with a unanimous vote.
- III. A motion was made by Howard Pederson to approve the minutes from the March 2023 Directors meeting. Mike Peters seconded the motion. The motion passed with a unanimous vote.
- IV. Review of Survey Questions President Pederson
 - A. Pool hours will remain. The survey will include a question about uncovering the pool if the air temp is below 63 degrees and if the wind will help guide if the pool will be uncovered
 - B. Parking lot question will ask if a \$25 per single between the lines front back and side is agreeable and \$50 for two spots, between the lines either width wise or lengthwise.
- V. The directors reviewed the CC&R and the Bylaws. Owners of units at Queens Bay are permitted to run and if elected serve as a director. Director H Pederson will still be an owner of a condo at Queens Bay. A motion was made by Penny Laing to allow Director H. Pederson to complete his term due to his current involvement with our Procedures Book and the benefit to all owners for him to complete this process. Mike Peters seconded the motion. The motion passed with a unanimous vote.
- VI. Cost Saving Ideas Director Pederson and Property Manager Starkey
 - A. Property Manager Starkey will gather more information about CRM Software to help reduce Cellular Bill Costs. The directors requested a written summary of the cost for this service and the monthly savings, examples of how it will save time for manager and staff.
 - B. Electrical Outlet in Boat Wash Area will be covered with a lock and the vacuum will be hard wired for owners use.
 - C. Director Pederson and Property Manager Starkey will put together a Car Charging station proposal with a location, cost to either paint or place signage in the designated spot(s) and cost to purchase needed supplies for the cord, electrical box with cover, for the next meeting. An owner has indicated they will cover the cost of the cord if allowed to wrap the cord with their business name.
 - D. Sewer Water Bill Review was researched by Mary Nienhuis. The meter is being read, but the statements do not reflect the usage numbers. The city indicates there is a software glitch which does not print the meter readings. The city council made changes several years ago for multi housing units on how these dwelling are billed. During the changeover, two directors attended several city council meetings to oppose this change, along with several other multi housing buildings. The city approved the plan which has caused this cost to increase. There seems to be no recourse, at this time for multi housing units to challenge the change.

- E. Robert Starkey will check with Wire free in regard to an internet or 5G antenna placement on the roof, and not impact the warranty for the roof. The purpose would be rental income for the space from Wirefree.
- F. Robert Starkey is researching the cost for solar panels to reduce the cost, with an initial investment either via grants or refunds to purchase the panels. Also, the cost for a solar heating solution for the pool, which would reduce the cost for the natural gas and heat pumps.

VII. Report from Property Manager

Property Manager Robert Starkey

- A. Soft Water System is done and working properly. Culligan, as part of the contract, will supply the salt and maintain the equipment.
- B. Lobby Heating & Cooling system repairs are complete. Staff are working through balancing the thermostats.
- C. Water Fountain repairs were completed. After the fountain was turned on additional leaks were discovered. The directors and property manager have stopped any further repairs and will ask the owners, via the survey, for individuals willing to help design a vision, with the costs, to beautify and replace the water fountain feature.
- D. Pool System maintenance plan for 2023 has been completed and the system is working.
- E. Property Manager requested permission to purchase replacement walkie talkies. Permission was granted to spend no more than \$250.
- F. Web Site is running well and many of the paper tasks, such as the insurance and license information for approved vendors is being automated by the website.
- G. Mail Chimp is working. Secretary Laing is using it for the newsletters and surveys.
- H. Parking Lot Resealing may be delayed into May. The vendor has a county project which has been delayed because of weather and the vendor is not allowed, because of the contract, to stop the county project and move to a private project.
 - 1. Robert has a plan to move trailers and recreational vehicles.
 - 2. Robert has a plan to move personal vehicles.

VIII. The directors reviewed the February financial statement submitted by the accounting firm.

IX. The directors discussed options for perks for staff. The directors want to be consistent with all staff and respectful of spaces used by owners. The directors will continue with the annual year-end bonus, a picnic barbeque for staff after the winter guests have left and to add another reward at a yet to be determined time.

X. President Pederson asked is there a motion to return to the closed session to discuss director's positions. Howard Pederson so moved. Mike Peters seconded the motion. The motion passed with a unanimous vote.

XI. The closed meeting adjourned at 9:08 am on April 6. President Pederson adjourned the meeting as approved by a unanimous vote.

Next 3 Directors Meetings – Start times will be 1:00p.m. Arizona time

- May 4
- June 7
- July 5