

**Queens Bay Resort & Condominium
Directors Meeting Minutes
THURSDAY May 4, 2023, 1:00pm Arizona Time
Zoom**

- I. President Pederson called the meeting to order at 1:59p.m. Arizona time. Vice President Peters, Secretary/Treasurer Laing, Director H. Pederson, and Director Sarnecky, and Property Manager Starkey were present.
- II. President Pederson asked for a motion to approve the minutes from the April 2023 Directors Meeting, Special Meeting and Closed Meeting. A motion was made by Mike Peters. Dan Sarnecky seconded the motion. The motion passed with a unanimous vote.
- III. The directors review the survey responses. There were 86 responses.
 - A. Action Plan
 - a. Pool 64% feel the pool should remain covered if the air temperature or feels like temperature will be forecast below 60 degrees. Directors will implement this process. Depending on the feedback from guests, it can be changed.
 - b. Fountain recommendation to use the pledge to create a sketch of what different renderings would look like and research the cost to implement the remodel.
 - c. Parking 53% feel a reasonable fee should be charged for storing items. 50% consider \$25 is a reasonable fee for a single parking spot. The directors will continue to research our budget options. The directors do not feel the revenue generated by this fee will be a consistent revenue stream. It could/would create more points of contention between owners and our staff enforcers.
- IV. Cost Saving Ideas
 - A. CRM Software – Robert is going to research the equipment charges on the cell phone. Cell phones are not being used by staff. The goal is to remove the cell phone cost. The CRM software is cloud based and would track owner interaction with staff.
 - B. Car Charging Proposal – Will table the idea for future discussion.
 - C. Wire Free 5G antenna still attempting to reach out to the owner. The benefit could be better internet service for the owners and a possible revenue stream from wire free.
 - D. Pool Solar System and solar panels on the roof will be discussed at the June meeting. Two companies will provide an estimate and presentation.
- V. Report from Property Manager
 - A. Walkie Talkies ordered a pack of 10 and we have received them. Robert is working on fine tuning.
 - B. Robert updated the directors on the response to the request from us to provide property manager information to Queens Bay. Several have responded and we will continue to request this information.

- C. A green parking pass for renters charging \$20 per parking space was discussed. The directors do not feel the revenue generated from this fee will be a consistent revenue source and the staff hours to implement and monitor would negate any revenue benefit.
- D. The owner plumbing inspection report has been updated
- E. Elevator inspection report from the state. We will be required to update the elevator key to the standard single key by December 31 2024. Robert will reach out to TK to determine the cost.
- F. Robert will reach out to at least two other companies to receive a quote for the tasks Cintas performs for the building. A bid is being requested for a riser valve which needs to be replaced for the fire suppression system.
- G. Cloudvue update has been completed. Robert is gaining a better understanding on how the system works and is able to navigate the system.
- H. An animal got under the putting green and dug tunnels. Staff lifted the putting fabric, repaired the tunnels, and replaced the fabric.
- I. Signatures on payroll checks are rarely late. Mike is available to sign the checks when/if this situation arises again. The treasurer will talk with CPA firm to find out the process to use direct deposit or if the designated signer at the CPA could electronically sign the checks.
- J. Parking Lot Resealing
 - 1. Connecting with the owner of the sealing company to secure a firm date range. Currently late September early October for project. Robert will contact other companies and request a bid.

VI. Treasurer's Report

- A. Reserve Study discussion will be postponed till fall. Team needs to address the deficit in the reserve funding.
- B. First Quarter Update reflects a deficit. The treasurer will work with CPA to create a better reporting method for our review.
- C. The team is researching local, or near local, companies capable of installing cured in place piping. Goal is to research the cost and impact to complete the repair of the pipes. Director Peters will be available to meet with Robert and the prospective companies.

- VII. President Pederson requested a motion to adjourn the meeting. A motion was made by Howard Pederson. Mike Peters seconded the motion. Meeting Adjourned at 4:48

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

- June 7
- July 12 note date change
- August 2