

**Queens Bay Resort & Condominium  
Directors Meeting Minutes  
Wednesday June 7, 2023, 1:00pm Arizona Time  
Zoom**

- I. President Pederson called the meeting to order at 1:09p.m. Arizona time. Vice President Peters, Secretary/Treasurer Laing, Director H. Pederson, Director Sarnecky, and Property Manager Starkey were present.
- II. Solar Presentation by Ryan Takacs, and Levi French from Havasu Solar
- III. President Pederson asked for a motion to approve the minutes from the May 2023 Directors Meeting, A motion was made by Howard Pederson. Mike Peters seconded the motion. The motion passed with a unanimous vote.
- IV. Treasurer Laing provided an update on for the April Month end.
  - A. The deficit reporting on the April Month End Report is a result of many of the annual payments being made for the full year. The appeal for the replacement lobby chairs resulted in 9 sponsored chairs. All of the lobby furniture has now been replaced through donation reducing our cost to about 1/3 the reserve estimate.
  - B. Reviewed the list of owners who are past due or not paying the correct amount. A plan to better communicate the increase in HOA Dues was discussed and will be implemented. Director Pederson will connect with the past due owners.
  - C. Reviewing and updating our tracking for the Black Pipe replacement plan. Most condos have had either a partial or full replacement of the Horizontal pipes. A plan to complete the vertical pipes is being formulated.
  - D. Insurance Renewal process will be reviewed this fall.
  - E. A motion was made by Dan Sarnecky to no longer cover the cost to move the shut off valve from the back of the water heater to the front. Mike Peters seconded the motion. The motion passed with a unanimous vote.
- V. Cost Saving Ideas Property Manager Starkey
  - A. A motion was made by Penny Laing to move to the Pipeline CRM Software. Dan Sarnecky seconded the motion. The motion passed with a unanimous vote.
  - B. Optimum – secured new monthly rate does not impact on any of the safety protocols for telephone service.
- VI. Report from Property Manager Property Manager Robert Starkey
  - A. Walkie Talkies are working great. Staff love them.
  - B. Parking Lot Resealing still in a holding pattern.
  - C. A motion was made by Dan Sarnacky to allow owners to store two items in the storage area, until space is an issue, anything over two items in the storage area will be fined and/or removed. Howard Pederson seconded the motion. The motion passed with a unanimous vote.
  - D. A motion was made by Dan Sarnacky to fine an owner for storing more than two items in the storage area and will be given a 30 day notice to

remove and a \$250 fine, if after the 30 days, the item is still on premise, a second notice will be issued and a \$500 fine with a 30 day warning period. Mike Peters seconded the motion. The motion passed with a unanimous vote.

- VII. Review of existing HOA Rules
  - A. Review of the HOA Rules will be moved to the next meeting.
- VIII. Owner Mailing List will no longer be shared.
- IX. Vice president Mike Peters will work with the graphic designer to re-use some of the pieces.
- X. A motion was made by Howard Pederson to adjourn the meeting. Mike Peters seconded the motion. Meeting Adjourned at 3:08 p.m. Arizona Time

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

- July 12
- August 2
- September 6