

**Queens Bay Resort & Condominium  
Directors Meeting Minutes  
Wednesday July 12, 2023, 1:00pm Arizona Time  
Zoom**

- I. President Pederson called the meeting to order at 1:02 p.m. Arizona time. Vice President Peters, Secretary/Treasurer Laing, Director H. Pederson, Director Sarnecky, and Property Manager Starkey were present.
- II. Foreman John from Thompson Family Plumbing to review the process of the cured in place plumbing and epoxy options for the vertical black pipes. The directors were able to ask numerous questions. Foreman John will provide a written summary along with a cost analysis.
- III. President Pederson asked for a motion to approve the minutes from the June 2023 Directors Meeting, A motion was made by Dan Sarnecky to approve the minutes. Howard Pederson seconded the motion. The motion passed with a unanimous vote.
- IV. Treasurer Laing provided an update on for the May Month end.
  - A. All owners are up to date on their dues. There are still a few owners who are not paying the correct amount. Keelee has sent out reminders. The HOA has issued 8 fines for late payments since January 1.
  - B. The HOA has incurred \$24,431 in black pipe plumbing expenses. In 2022 our cost for the whole year was \$8,644. We budgeted \$16,523 for this year and we have already exceeded our budgeted amount. Our budget does include \$5,000 for water damage and pipe leaks, but this does not make up for the difference. Stack 13 started with a leak from an unrelated situation. Since the walls were open, pipes were replaced. Stack 33 started with a visible mold and water leak when a kitchen remodel was started. Since the walls were open piping was replaced in all four condos of stack 33. There are still some outstanding costs for both stacks. Robert and Tim will work together to better manage the expense of the process and to update the tracking of which areas have been repaired. The directors agree if the walls are open during a remodel, the HOA will cover the pipe replacement cost only, not any of the sheet rock expense. Costs for leaks, unrelated to a black pipe, will be borne by the owners.
  - C. The Treasurer with assists from the President, will put together a proposal for optional dues increases or an assessment for the August meeting and the process for approving the proposal.
- V. Report from Property Manager Property Manager Robert Starkey
  - A. Parking Lot Resealing is still in place for October. Robert is exploring other companies but still is confident the current company will give Queens Bay the best deal.
  - B. Back Flow Bids are still pending. Robert will follow up.
  - C. CRM APP Presentation. Owners and guests are using the app. Robert will roll out to staff who have a direct need to know.

- D. Staffing hours were discussed. It was determined hourly workers will be allowed one fifteen (15) minute paid break for four (4) hours of work. A paid meal break of sixty (60) minutes will be given after six (6) hours of work. The purpose of the “paid” meal break for the security staff is due to the fact they stay on site and their break/meal time is interrupted by guests/owners.
- VI. The directors reviewed the Fountain images. Directors all like the scaled down version of the fountain. Mike will reach out to different contractors for bids on the project. Penny will share the selected image with the two individuals who helped fund the cost.
- VII. Owners Meeting Date will be February 17, 2024 start time 10 AM
- VIII. Review of existing HOA Rules was completed, no changes are recommended at this time.
- IX. A motion was made by Mike Peters to adjourn the meeting. Penny Laing seconded the motion. Meeting Adjourned at 3:11 p.m. Arizona Time

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

- August 2
- September 20
- October 25
- November 15
- December 6