

**Queens Bay Resort & Condominium
Directors Meeting Minutes
Wednesday September 20, 2023, 1:00pm Arizona Time
Zoom**

- I. President Pederson called the meeting to order at 1:01 p.m. Arizona time. Vice President Peters, Secretary/Treasurer Laing, Director H. Pederson, Director Sarnecky and Property Manager Starkey were present.
- II. Dan Stiffle from Mohave Solar made a presentation to the directors for installing solar panels on Queens Bay Resort roof. He has installed on roofs such as Queens Bay and understands the need to not puncture the roofing materials. The directors will review Mohave Solar's presentation and have requested an updated quote with placing the panels on the roof from Havasu Solar.
- III. President Pederson asked for a motion to approve the minutes from the August 2, 2023 Directors Meeting, Michael Peters made a motion to approve the minutes. Howard Pederson seconded the motion. The motion passed with a unanimous vote.
- IV. Treasurer Laing provided an update for the July Month end.
 - A. There are nine owners who are late with their dues. Eight are late with their September dues and one is 60 days past due with late fees. Director Pederson is reaching out to the owners.
 - B. Treasurer Laing is projecting a deficit based on July month end. We will be over budget in building pipe maintenance \$8,359, IF there is no additional problems. We are projecting another \$10,000 in repairs as our winter guests begin to return. The water softener budget will be over by \$9,353. Payroll will be over budget by \$17,041 for staffing and \$1,549 for taxes, for a total of \$18,590. We have had no expenses applied to the Major Maintenance Building & Paint, there is \$10,405. I am projecting zero expenses, but alas, it is only a projection. Directors and Property Manager are continuing to monitor expenses and ensure the HOA will meet their obligation. Some of the cost, the pipe maintenance and the parking lot sealing can be covered by the \$85,884 budgeted to the reserve funds. This will lower the amount the HOA would place in reserve, thus meeting our obligation to have a balanced budget. The team is finding cost cutting options through multiple measures but still ensuring the upkeep of the property.
 - C. The Treasurer and others continue to reach out to vendors to determine if they will be increasing their costs. The CPA will be raising their fees by \$100 a month, the attorney is not raising their fees. The treasurer continues to update the budget numbers as pricing is determined. The HOA dues notice will be sent to the owners on October 19, with the 2024 Invoice. A reminder will be sent in November, December and January.
- V. Report from Property Manager Property Manager Robert Starkey
 - A. Gate locks are completed except for the golf course gate. Owners are happy with the new locks. Staff are down to one key instead of 12.

- B. Pool inspection occurred in August. All Spas and pool passed inspection.
 - C. Pool Deck grates around the edges of the pool deck are no longer made. Thinking outside the box, contact was made with an individual who has a 3D printer. The HOA purchased the materials and the Grates are being made by a 3D printer.
 - D. Spa one heater is being repaired
 - E. Cintas checked the defibrillators and other safety equipment. The pads were out of date for the defibrillators and replacement parts have been ordered.
 - F. An owner's trailer was stolen from the lot. Robert worked with the owner for him to understand our surveillance system does not capture the license plate. Another owner had their Kayaks mistakenly removed from the property and not returned by another owner. The two owners impacted by this mistake have worked out their issue.
 - G. Karen's going away party was well attended by owners and staff.
 - H. Robert is interviewing prospective employees and is hoping to have a new hire in place before the busy winter season begins
 - I. Parking Lot Resealing is still in place for October 16.
- VI. Vice President Peters secured a bid of \$12,000 to demo the fountain. To reimage the fountain the cost will be between \$12,000 and \$25,000. Directors recommend we wait for at least 12 – 18 months before moving forward with any changes.
- VII. Howard Pederson made a motion to adjourn the meeting. Penny Laing seconded the motion. Meeting Adjourned at 2:00 p.m. Arizona Time

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

- October 25
- November 15
- December 6