

**Queens Bay Resort & Condominium  
Directors Meeting Minutes  
Wednesday October 25, 2023, 1:00pm Arizona Time  
Zoom**

- I. President Pederson called the meeting to order at 1:00 p.m. Arizona time. Vice President Peters, Secretary/Treasurer Laing, Director H. Pederson, Director Sarnecky and Property Manager Starkey, and Directors elect Bob Mims, Kenneth Meyers Jr and James Wick were present.
- II. President Pederson introduced the newly elected Directors, Bob Mims, Kenneth Meyers Jr and James Wick.
  - A. The oath of office which is,
    1. The existing directors pledge “as a member of the Queens Bay HOA Board of Directors, will you pledge your support and encouragement in helping these new directors about to be installed? If so, please signal by saying, I will”. All existing officers agreed.
    2. The directors elect swear to the following “As these existing directors have just pledged their support to you, do you pledge to fulfill your individual responsibilities in representing the Queens Bay resort Condo Owners? If so, please signify by saying I will” the directors elect all agreed. “Do you pledge to conduct yourself according to the Queens Bay HOA Code of Conduct and in the best interest of the membership and owners you serve? If so. Please signify by saying I will.” The directors elect all agreed.
    3. President Pederson thanked the past directors for their service.
  - B. President Pederson reviewed the job descriptions for each of the offices.
    1. Bob Mims accepted the position of Vice President.
  - C. President Pederson asked the directors to add the February 17 owners meeting to their calendar. Start time is 10am and is held in the lobby.
- III. President Pederson asked for a motion to approve the minutes from the September 20, 2023 Directors Meeting, Howard Pederson made a motion to approve the minutes. Dan Sarnecky seconded the motion. The motion passed with a unanimous vote.
- IV. Treasurer Laing provided an update for the July Month end.
  - A. The treasurer reviewed the financial health of the HOA as of August Month end.
  - B. The Directors reviewed and discussed the FY24 Budget and approved dues for 2024
  - C. The Dues notice will be sent to the owners on October 29.
  - D. President Pederson asked if Director Elect Mims would agree to be a signer on the bank accounts. Director Elect Mims agreed to this responsibility.
- V. Report from Property Manager Property Manager Robert Starkey

- A. Setting up the new Directors with the Queens Bay e-mail addresses.
  - B. Parking Lot resealing has been completed. Owners were cooperative in moving their items. There was one glitch with a new homeowner who did not receive the notification and the team worked it out and was able to relocate their boat.
  - C. The directors reviewed the maned hours for security. With the installation of the cameras, there has been a vast reduction in disruptive or illegal behavior due to the cameras. Based on recommendations and the lack of problems and the on-going deficit in the budget, a reduction in hours is warranted. As staff have returned from vacation, the property manager will/has notified the staff of the change in manned hours. Hourly pay will remain the same. Security will be on site Friday through Sunday with additional hours available for long weekends. If there is an uptick in disruptive behavior, this change will be re-visited.
  - D. Black Flow bids for the towers have been received.
  - E. Black pipe tracking plan meeting between Robert and Tim will occur on November 10. The purpose is to review our current tracking sheet and modify it to ensure we are tracking all of the areas of concern.
  - F. Western Alarm was on site to review the building. They will be providing a bid for upgrading the panel and ensuring the basic needs for safety are being met.
  - G. Elevator upgrades have begun with the items the staff can do. Our understanding is the Alarms should be updated before the elevators are started.
- VI. Directors H. Pederson requested an update on the roof. Robert Starkey updated the team on the results of the roof inspection. He will contact Bill Chambers, the roofing specialist, to confirm the length of the warranty, have them inspect the roof to determine if there is a need for any remediation.
- 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

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