

**Queens Bay Resort & Condominium
Owners Meeting Minutes
February 17, 2024, 10:00pm (MST)**

Owners in Attendance – Condo Numbers a z indicates identified on Zoom – 109, 110, 111, 112, 113, 120, 126, 127, 129, 136, 201, 202, 204, 205, 206, 207, 210, 213, 214, 215, 217, 218, 219, 222, 228z, 229, 230, 233, 236, 237, 238, 304, 305, 306, 313, 315, 317, 318, 319, 322, 325, 326, 327, 328, 330, 336, 338, 404, 408, 411, 416, 418z, 420, 424, 425, 427, 428, 429, 430, 433, 434, 435z, 508, 512, 517, 520, 525z, 527, 528, 529, 530

Owners Absent – Condo Numbers – 101, 102, 103, 104, 105, 106, 107, 108, 114, 115, 116, 117, 118, 119, 121, 122, 123, 124, 125, 128, 130, 131, 132, 133, 134, 135, 137, 138, 203, 208, 209, 211, 212, 216, 220, 221, 223, 224, 225, 226, 227, 231, 232, 234, 235, 301, 302, 303, 307, 308, 309, 310, 311, 312, 314, 316, 320, 321, 323, 324, 329, 331, 332, 333, 334, 335, 337, 405, 406, 407, 409, 410, 412, 413, 414, 415, 417, 419, 421, 422, 423, 426, 431, 432, 509, 510, 511, 513, 514, 516, 518, 517, 518, 519, 521, 522, 523, 524, 526

- I. President M. Pederson called the meeting to order at 10:00am MST.

- II. President M. Pederson welcomed all owners to the meeting.
 - A. President Pederson thanked past directors Dan Sarnecky and Howard Pederson for their 3 years of service and past vice president Mike Peters for his two years of service.
 - B. Director Meyers introduced Vice President Mims. Vice President Mims introduced Jim Wick. Director Wick introduced new director Ken Meyers.
 - C. President Pederson made an opening statement updating the owners with a summary of different correspondence occurring between two or three owners and the directors.

- III. Secretary Laing provided an update.
 - A. Minutes are posted to the website after the director's review them at the next meeting and votes to approve. Any requests for minutes, the individual receives a link to the website location of the minutes.
 - B. Decisions are made and recorded at meetings where all the directors and staff's voices are heard.
 - C. Property manager Starkey and Secretary Laing work together to update the website and develop content for the newsletter.
 - D. All public documents are stored on the website, including but not limited to the CC&R's, Bylaws, Code of Conduct and approved financial records.
 - E. Closed or special meetings are not for public review and are kept confidential.

- IV. Property Manager Starkey updated the owners on past and present projects.
- A. The newest staff member was introduced to the owners.
 - B. Fountain update - due to the generosity of an owner, the lighting for the fountain has been upgraded, a seal coat was applied to the outside rock and holes were filled to seal leaks. The fountain is running again, and the team is investigating some minor leaks at the very top of the fountain.
 - C. Lights in the trees near the pool and the columns have been upgraded by a generous donor and the lights in the trees in the parking lot will be replaced.
 - D. Replacing the mailbox numbers to make it more visible for owners and guests.
 - E. The staff have daily, weekly and monthly checklists to perform. This is how the broken stack valves; regulator leak and the roof tear were discovered. All staff are being crossed trained on these checklists.
 - F. The water regulator and stack valves were replaced in January, the plumber completed the task in under 4 hours.
 - G. Allo Fiber is being run throughout the building and has begun being pulled into individual condos. The fire marshal required a different access door being placed in owners' condos which caused a slight delay while the approved product was purchased, by Allo.
 - H. The new pedestrian locks have been in use since May. One thing to keep in mind, if you are unable to unlock the gate, try pressing the "C" button to clear the code and re-enter the lock number.
 - I. During the monthly inspection, a tear was discovered in the roof fabric. We are working with Bill Chambers and Dura Last to receive permission for Mr. Chambers to perform the warranty work. An owner indicated in the question-and-answer section the roof has a lifetime warranty. The installer and the manufacturer have stated it is a 15-year warranty. The directors will reach out to these individuals to determine if there is paperwork supporting this information. If it is a lifetime warranty this paperwork needs to be uploaded and stored in a safe place so any future directors, have it at our fingertips for the benefit of all owners.
 - J. Parking Lot Resealing was completed, and we appreciate everyone's cooperation.
 - K. The issuing of parking permits can be done remotely by the property manager or his designee. A guest can check in via their phone and the pass can be printed in the lobby for the guest to pick up and place in their car window.
 - L. The property manager set up the website and the software used to create the newsletter.
 - M. We are asking owners who rent out their units to provide a written copy of the rules and regulations as listed on our website to ensure consistent

communication with guests and must include where the smoking areas are located, which is not your balcony or patio.

- N. The property manager is consolidating the black pipe tracking that has been done by three different people into a visual. He will be updating this visual as we move forward.
- O. The staff are working on clearing rocks away from the curbs where guests may exit their vehicle and have to step on an uneven, rocky surface. They are installing pavers to make the area safer for all.
- P. The backflow valves in the towers will be replaced. This year we are doing one in tower one and another out by the trash. These two valves are worn and will be replaced, not rebuilt.
- Q. Working on putting in a small dog run by the boat wash, all materials are being donated.

V. Treasurer Laing reviewed the Fiscal Year 2024 budget

VI. President M. Pederson reviewed the priorities for owners and for directors for FY24

VII. The directors fielded various questions. The following are the five big ideas which seemed to resonate with the owners present.

- A. Reducing the HOA Dues by increasing fees for storage units in the parking lot
- B. Following up with past directors to obtain the roof warranty information to ensure current and future directors are able to provide the documentation and proof of lifetime warranty.
- C. Reaching out to owners to help secure bids for the elevator repairs.
- D. Reducing the HOA dues by instituting an annual special assessment. This would require a vote by the owners and 2/3 of the association must affirm with a vote.
- E. Reducing the HOA dues by imposing a special assessment to re-pay the reserves (eliminate the deficit and replace the funds) and determine how much of the Black Pipe is left to repair, the cost to repair and include this in a single special assessment. This would require a vote by the owners and 2/3 of the association must affirm the special assessment.

VIII. Meeting Adjourned at 12:02 p.m. MST.