

**Queens Bay Resort & Condominium  
Directors Meeting Minutes  
Wednesday March 13, 2024, 1:00pm Arizona Time  
Zoom**

- I. President Pederson called the meeting to order at 1:00 p.m. Arizona time Vice President Mims, Secretary/Treasurer Laing, Directors Meyers, Director Elect Kaufmann, Owners Carol Schneiderhan, Samatha Denovan and Property Manager Starkey were present.
  
- II. A motion was made by Vice President Mims to nominated Heather Kaufmann to fill the open position due to the resignation of Director Wick as a Board Member. Secretary Laing seconded the Motion. The motion passed with a unanimous Vote
  - A. The existing directors “as a member of the Queens Bay HOA Board of Directors, will you pledge your support and encouragement in helping this new director about to be installed? If so, please signal by saying, I will.” All existing officers and directors agreed.
  - B. Director Elect Kaufmann do you swear to the following; “as these existing directors have just pledge 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: Director Elect Kaufmann 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.” Director Elect Kaufmann agreed.
  
- III. Director Meyers Jr and Owner Carol Schneiderhan reviewed the information from their research into Property Management companies. Paradise was given the number of units available and doing a site review. They would not be on site all of the time, it would be a minimum of once a week. Director Meyers reached out to Destiny Properties. Carol will follow up with Paradise and Director Meyers will follow with Destiny Properties. President Pederson will gather information and forward to Carol and Ken with the directors’ questions.
  - A. Owner Schneiderhan had additional questions the directors to explore:
    1. Why can’t an owner obtain a bank loan or mortgage on their property? The decision to extend a loan or mortgage to an individual is not a restriction from the HOA. This is a decision from the financial institution. The understanding the HOA Directors have is the number of short term rentals within the complex is the reason for the reluctance of financial institutions to make financial purchases or remodels. The HOA’s CC&R’s has a zero day minimum for rentals. The HOA would need to change the CC&R’s to eliminate the short term rentals with a quorum of owners voting in favor of the change.
    2. Can the HOA become a property manager for the owners who rent their condos and generate income by being a property management company? Within the CC&R, Section 8.8 Right to Lease – Amended February 1992, the respective units shall not be rented by the owners thereof for transient or hotel purposes which shall be defined as any rental if the occupants of the unit are provided with customary hotel services such as room service for food and beverages, maid service, laundry and linen service and bellboy service. Subject to the foregoing restrictions, the Owners of the respective Units shall have the absolute right to lease the Units... We, as the directors, are looking for ways to reduce expenses. The HOA would incur additional costs through payroll and appropriate licensure and insurance to achieve this goal. Many local owners manage their own properties. Without cooperation from owners

to support the HOA taking over the management of their rental units, and reducing the individual owners revenue, we feel this would be an increase in payroll and licensure and insurance costs for all owners with little benefit for the HOA under current conditions.

- IV. President Pederson asked for a motion to approve the minutes from the February 14, 2024 Directors meeting. Vice President Mims made a motion to approve the minutes. Director Meyers seconded the motion. The motion passed with a unanimous vote. Director Kaufmann abstained from voting due to not being on the board at the time.
  
- V. President Pederson asked for a motion to approve the minutes from the February 17, 2024 Owners meeting. Vice President Mims made a motion to approve the minutes. Director Meyers seconded the motion. The motion passed with a unanimous vote. Director Kaufmann Abstained from voting due to not being on the board at the time.
  
- VI. Update on Owner Sponsored Projects
  - A. The fountain sealing has been complete and has been running for almost a month with a few additional leak sealing and the purchase of a new float.
  - B. The lighting in the pool area consists of the flame around the pool and the pool palm light is working and looks great. The homeowners are enjoying the new lighting.
  - C. The lighting on the trees in the parking lot has been installed and looks great too. President Pederson asked for an updated photo for the website and the directors not on site.
  - D. The dog run installation has been cancelled due to feedback from the owners. Current owners feel it will encourage dog owners to move here and this is not what some owners want. The staff will proceed with the removal of the stump and creating a more appealing visual for owners and guests in the area.
  
- VII. Property Project Updates
  - A. Back flow valve replacement in tower 1 Plumber will be out March 13 to confirm the price on the special tool that is needed to fix this valve.
  - B. Back flow valve replacement near the trash area is being coordinated with the city when they turn off the water to fix their value during the overnight hours, the plumber will schedule our repair to minimize the inconvenience to owners and guests.
  - C. The water leak in stack 16 was caused by a pin sized hole in the copper pipe feeding the toilet in the master bath in unit 316. Repair costs will be paid for by the HOA due to it being a common area-maintained water feed. Water leak is stack 19 was caused by a cabinet installed in unit 219. Repair costs will be managed by the owners and the cabinet installer. This is not an HOA common area failure and is a private matter between the owner and outside vendor.
  - D. Former director Wick was researching coin operated electrical outlet options. Owner Fiorentino is looking into the installation of a car charging station. Property Manager Starkey will connect with Fiorentino about a coin operated power station that may service both needs for the complex.
  - E. Property Manager Starkey reported on his research for a new server to replace server 1 which has failed. The individual who built the servers under the direction of CloudVue no longer partners with CloudVue due to the many issues he and other users have encountered with the service provider. CloudVue appears to be on the brink of going out of business. He indicated the two servers should be able to handle up to 32 cameras on each server and we have 48. He recommended we research a company called Solink and SpotAI. The team also wants to explore a full DVR

system. Property Manager Starkey will obtain a minimum of two bids from different sources to replace CloudVue. We need the service in order to properly use the cameras.

- F. Western Alarm is still waiting on permit approval from the fire department.
- G. The remaining mailboxes will have updated new numbers. Owner Denovan provided the name of a resource they use for numbers. Property Manager Starkey will follow up.
- H. Secretary Laing would like directors to provide feedback on the newsletters. Even if it is a thumbs up text message, I want to make sure all have seen and are good with the product being sent out.

- VIII. Review of Financial Records was tabled for the next meeting. Treasurer Laing will update the directors via e-mail after she has an opportunity to review the information.
- IX. President Pederson updated the directors on the research being done by Larry Corkery about having water meter being installed outside of each condo. This would remove the water and sewer expense from the HOA and it would be assumed by each owner. Thus eliminating the expense from the HOA. TKE has been approached to determine if there are after market products available for our elevators. We have a few owners who feel used and rebuilt parts would be a good alternative to updating the cabs with new equipment.
- X. A motion was made by Secretary Laing to move to a closed meeting at 1:45 p.m. The motion was seconded by Vice President Mims.
- XI. President Pederson requested a motion to adjourn the meeting at 2:07p.m. Director Kaufmann so moved. Vice President Mims seconded the motion. The motion passed with a unanimous vote.

The next three Directors Meetings – Start times will be 1:00 p.m. Arizona Time

- April 10
- May meeting is cancelled due to travel schedules for several of the directors
- June 12
- July 10