

**Queens Bay Resort & Condominium  
Owners Meeting Minutes  
February 22, 2025, 10:00am (MST)**

Owners in Attendance – Condo Numbers a z indicates identified on Zoom – 105z, 107z, 109, 110, 111, 113z, 120, 125, 128, 129, 134z, 136, 201z, 204z, 205, 206z, 207, 210, 213, 214, 217, 219, 221, 222, 229, 230, 233, 236, 237, 238, 303, 304z, 306, 313z, 315, 317, 319, 326, 327, 328, 336, 408, 411, 414, 416, 420, 424, 427, 428, 433, 434, 508, 512, 515-517z, 520, 527, 528, 529, 530-531z

Owners Absent – Condo Numbers – 101, 102, 103, 104, 106, 108, 112, 114, 115, 116, 117, 118, 119, 121, 122, 123, 124, 126, 127, 130, 131, 132, 133, 135, 137, 138, 202, 203, 208, 209, 211, 212, 215, 216, 218, 220, 223, 224, 225, 226, 227, 228, 231, 232, 234, 235, 301, 302, 305, 307, 308, 309, 310, 311, 312, 314, 316, 318, 320, 321, 322, 323, 324, 325, 329, 330, 331, 332, 333, 334, 335, 337, 338, 404, 405, 406, 407, 409, 410, 412, 413, 415, 417, 418, 419, 421, 422, 423, 425, 426, 429, 430, 431, 432, 435, 509, 510, 511, 513, 514, 516, 518, 519, 521, 522, 523, 524, 525, 526

#### **I. Call to Order**

- President Kaufmann called the meeting to order at 10:01 AM MST.

#### **II. Welcome & Introductions**

- President Kaufmann welcomed all owners and introduced:
- **Vice President:** Mims
- **Secretary/Treasurer:** Laing
- **Directors:** Peters, Meyers Jr., and incoming Director Buckner

#### **III. Lobby Restoration Update**

- The Directors and Property Manager reviewed lobby repairs, including the condition of the plumbing found under the cement. The directors understood the condition of the remaining plumbing pipes were in the same condition as the fixtures that failed. The decision to reroute the pipes was made immediately and without hesitation to eliminate any future risk.
- Flooring installation, selected by the Flooring Committee, will begin Monday, February 24.

#### **IV. Completed Projects (FY 2024)**

- Property Manager Vega and President Kaufmann reviewed completed projects:
- Roof material repair
- Pay-per-use outlet installation at the boat wash
- Rock removal along curbs (in progress)
- Fountain resealing
- Guard shack repair

- Backflow valve and water regulator replacements
- Replacement of 12 out of 38 stack shut-off valves
- Installation of a commercial-grade pool heater with a three-year warranty
- Replacement of two spa heaters and a bubbler
- Pool furniture restrapping
- Patio and front steps recoating (steps to be redone after pipe rerouting)

#### **V. FY 2025 Budget Overview (Treasurer Laing)**

- Reserve deficit reduced by an estimated \$298,415
- Reserve study scheduled for March
- Review of insurance claims—amounts received and pending estimates
- Update on elevator negotiations with TKE for a price reduction

#### **VI. Owner Q&A**

- The last black pipe leak was eight months ago; proactive replacement continues during remodels.
- Owners commended staff on maintaining a clean pool area.
- Owners advised to ensure trusts are named on their insurance policies and review personal coverage for risk tolerance.
- Owners expressed concern over the cost of the surveillance cameras. Directors shared some of the new features including license plate reader, facial recognition and longer storage. These features assisted the law enforcement in identifying the juveniles who were intent on harm. Because Lake Havasu is a small community, law enforcement knew exactly who they were and went right to their homes.

#### **VII. Adjournment**

- Meeting adjourned at 11:00 AM MST.