

Queens Bay Resort & Condominium
Directors Meeting Minutes
Wednesday March 12, 2025, 1:00pm Arizona Time
Zoom

- I. President Kaufmann called the meeting to order at 1:00 p.m. Arizona time Vice President Mims, Director Peters, Meyers, incoming Director Buckner, and Property Manager Vega, were present. Secretary/Treasurer Laing was absent.
- II. January 8, 2025, minutes were approved by a unanimous quorum.
- III. The directors discussed the lobby insurance update. Property Manager Vega reported that the lobby renovation was almost complete with only the cabinet painting remaining. The front steps and ramp will be cleaned and sealed starting on March 19. It was also discussed cleaning the carpet and will discuss with Rug Hut on the appropriate method for maintaining the carpet. A motion was made and approved by a unanimous quorum, to reimburse Secretary/Treasurer Laing for the Casters for the lobby chairs, which is a lobby insurance claim.
- IV. Action Points from the owners meeting. February 22, 2025, owners meeting minutes were approved by a unanimous quorum. Property Manager Vega will position the existing cameras to cover the parking lot area without increasing costs. Incoming Director Buckner suggested moving cameras near the pool area. The zoom meeting audio quality during the owners meeting was discussed and it was decided to position the laptop with the camera and microphone to the middle of the directors for better sound and ability to capture more of the room. The meeting location at the library was well-received and moving the meeting to mid-March to provide clearer financials from the CPA.
- V. Property Manager Vega and President Kaufman discussed improving communication and backup systems for the property manager. It was agreed to involve more people in decision making and ensure better coordination. Incoming Director Buckner raised concerns about the status of his unit's black pipe, Property Manager Vega acknowledged and promised to address. Director Peters explained the fluctuating water pressure at the London Bridge resort which was due to the City's negligence. Property Manager Vega assured the directors that the pressure regulator would prevent a similar issue. Property Manager Vega is adding additional motion detector lighting near the storage trailers. The directors approved the purchase of 4 lights cost of \$280 plus tax with a unanimous quorum. The directors also approved the expense of \$450 for 10 tons of rock to be delivered to add to thin areas behind the building with a unanimous quorum. The fir permit inspection has been completed and the building has passed. The frame for the elevator-owner flyers has been installed. A carpenter is working on retrofitting the lobby cabinet for the donated TV. The directors reviewed the results of the pet relief survey and there were no changes to the current rules. Service animals have a job to do and are exempt from the single pet rule. It will be up to the owners to address their need for the working animal to be with them and how staff can continue to address a pet in the common area professionally. No decision was made to address the addition of new turf and the smell from dogs using it as a toilet and the lack of drainage or cleaning. The elevator modernization will be tabled until bids are received for comparison.
- VI. A motion was made to add Andrew Campbell as an authorized signer and approved unanimously quorum. The directors discussed and approved online access for the Foothills

Bank accounts. The directors approved the following expenses with a unanimous quorum; Elevator key upgrade for \$7,691.36; Pipecraft invoice for replacement of (2) 4" check valves and (2) 4" connections for \$973,25; Curb Appeal invoice for painting the lobby ceiling for \$5,185; Curb Appeal invoice for sealing the front walkway \$2,650; Spruce Goose invoice for cleaning the lobby after the construction for \$1,200.

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

- April 9
- May 14
- June 11