

**Queens Bay Resort & Condominium**  
**Directors Meeting Minutes**  
**Wednesday April 9, 2025, 1:00pm Arizona Time**  
**Zoom**

- I. President Kaufmann called the meeting to order at 1:02 p.m. Arizona time Vice President Mims, Secretary/Treasurer Laing, Director Peters, and Meyers incoming Director Buckner, and Property Manager Vega, were present.
- II. President Kaufmann asked for a motion to approve the minutes from the March 12, 2025. Vice President Mims made a motion to approve the minutes. Director Peters seconded the motion. The motion passed with a unanimous vote. Secretary/Treasurer excused herself from the vote due to not being present at the March 12, 2025 meeting.
- III. Property Updates
  - A. Rental Unit Issues
    1. Several units are chronic offenders of the HOA Rules. Property manager Vega and Secretary Laing will draft communication to these specific units requesting the rules be provided to their tenants and posted in a prominent location in their unit.
    2. Annual cost comparison review between hiring our own staff or using a cleaning or landscaping service.
    3. Staffing update
    4. Elevator Modernization
      - a) Three quotes were reviewed by the directors.
        - (1) Otis quote included all 4 elevators, which was immediately dismissed due to it being cost prohibitive to commit the HOA to this amount.
        - (2) Otis quote for a single elevator does not include any cost for the work done by others. This quote is leaving the HOA open to a blank check from the provider. Plus there is a fee included to cover the living expenses for two mechanics for an indefinite period of time.
        - (3) TKE quote for 1 elevator appears to be the most transparent.
- IV. Review of Financial Records
  - A. The Directors were given fiscal year 2024 year end figures.
  - B. The directors reviewed the approved Lobby expenses, claim #1682718 which included the following:
    1. Railings \$750
    2. Handicap Door \$2,068.85
    3. Refurbishing the cabinets \$3,365
    4. Sheet Rock repair and painting \$450
  - C. The directors reviewed the approved expense from Stack 33, claim #1685165 which included the following:
    1. Michael Peters \$4,141.35
    2. Condo 133 expenses did not exceed the policy deductible of \$25,000. The claim included items that are typically covered by the homeowner's personal property.

3. Condo 333 stated in writing there is no evidence that the leak originated from my unit. There was no flooding in the unit per the remediator. Nothing outside the unit either.

V. Other topics

- VI. President Kaufman requested a motion to adjourn the meeting at 1:39 p.m. Treasurer Laing so moved. Director Peters 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

- May 14
- June 11
- July 9