

**Queens Bay Resort & Condominium
Owners Meeting Minutes
February 28, 2026, 10:00am (MST)**

Owners in Attendance – Condo Numbers a z indicates identified on Zoom – 101z, 111, 120z, 125, 127, 128, 129, 136, 201, 202, 204, 206, 207, 210, 214, 217, 219, 229, 233, 238, 304, 312, 317, 319, 327, 330, 335, 336, 337z, 408, 410, 411, 414, 415, 416, 419, 420, 424, 427, 433, 434, 510, 520, 525z, 527, 528, 529,

Owners Absent – Condo Numbers – 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 113, 114, 115, 116, 117, 118, 119, 121, 122, 123, 124, 126, 130, 131, 132, 133, 134, 135, 137, 138, 203, 205, 208, 209, 211, 212, 213, 215, 216, 218, 220, 221, 222, 223, 224, 225, 226, 227, 228, 230, 231, 232, 234, 235, 236, 237, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 313, 314, 315, 316, 318, 320, 321, 322, 323, 324, 325, 326, 328, 329, 331, 332, 333, 334, 338, 404, 405, 406, 407, 409, 412, 413, 417, 418, 421, 422, 423, 425, 426, 428, 429, 430, 431, 432, 435, 508, 509, 511, 512, 513, 514, 516, 515-517, 518, 519, 521, 522, 523, 524, 526, 530-531

I. Call to Order

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

II. Welcome & Introductions

- President Peters welcomed all owners and introduced:
- Vice President Buckner
- Secretary/Treasurer: Laing
- Directors: Lacerenza and Meyers Jr.,
- Property Manager: Vega

III. Insurance

Vice President Buckner reviewed the Unit Owner letter outlining the Association's insurance policy and the recommendations provided by The Mahoney Group. The letter recommends that all owners maintain a personal HO-6 Condominium policy to ensure coverage for items not included under the master policy, as detailed in the Unit Owner letter, and to help ensure they are adequately insured in the event of a loss.

The Mahoney Group further reiterated the importance of ensuring that any work performed within a unit is completed by an approved vendor who is properly licensed and insured in the State of Arizona. The letter also advises owners that, in certain circumstances, risk and financial responsibility may transfer to the homeowner if a claim arises.

IV. Property Updates

President Peters and Property Manager Vega presented a summary of the property updates

- 2025 - the primary focus was the restoration of the lobby, which included new flooring; a refresh of the built-in entertainment center and bar; rerouting the alarm panel from the middle of the lobby floor to the wall; painting the ceiling; and rerouting the fire suppression pipes out of the lobby and directly into the stairwells. In addition, a backflow pipe in the parking lot—previously unknown to be the Association’s responsibility—was replaced. Once the lobby restoration was complete, the landscaping, front entry steps, and the handrail that had previously been cut off were repaired and restored.
- 2025 - Additional projects completed after the lobby work included air conditioning upgrades for the lobby and the exterior elevators; restoration and cool coating of the pool deck; new carpeting in both towers; restoration and repainting of the black railings throughout the complex; water pressure improvements; and the resealing and painting of the roof parapets.
- 2026 - Upcoming improvement plans for 2026 include tree removal in the wash area; replacement of the carpeting on the exterior walkways; restoration and painting of the perimeter wall; replacement of a spa heater; and the addition of supplemental railings around the spiral staircase to eliminate exposed step edges and creating a safer and more attractive visual barrier for residents and guests.

V. Financials

Treasurer Laing provided the following financial update to the homeowners:

In 2025, the HOA completely eliminated the reserve deficit. The Board is now focused on continuing to build reserves toward a fully funded status while updating aging mechanical systems and refreshing and restoring the community’s visual components. The reserve fund is currently 40% funded, with a balance of \$798,300. A fully funded level is considered 70%, which equates to approximately \$1.6 million.

The Association ended the year with an operating balance of approximately \$180,200 and a reserve balance of \$798,300, for a combined total of approximately \$978,500 (excluding dues receivable).

The HOA also established sweep accounts for both operations and reserves. A sweep account allows the Association to work with a single financial institution that “sweeps” funds to other participating banks through the IntraFi network, keeping balances below FDIC insurance limits. This structure simplifies account management and makes onboarding new officers easier. Foothills Bank accepts DocuSign documents, which further streamlines the process of adding or removing directors from accounts.

The insurance claims process and related payouts were also briefly reviewed.

For 2026, dues were increased by 10% to offset rising expenses, including a 47.6% increase in reserve contributions; an 8% increase in electricity and gas rates; an 8.9% increase in water; a 1% increase in sewer; and a 9% increase in trash services. While a 7–10% increase in insurance premiums had been anticipated, successful negotiations resulted in a reduction of the projected insurance expense.

VI. Owner Q&A

- The owners were thanked for donating to fund the replacement of the flagpole and the purchase of two flags. This was spearheaded by the Steinhoff's and completely paid for by homeowner donations.
- The HOA acknowledged the contribution of a TV and sound bar for the lobby by two homeowners.
- Also, the HOA acknowledged the work completed with the help of homeowners in re-imaging the entertainment center.
- A homeowner presented a proposal to construct an addition to the building to provide storage space for tables and chairs frequently used in the lobby. The proposed location would eliminate the existing patio outside the south tower on the main floor near the electrical room. The Directors were first informed of the proposal two days prior to the meeting and do not yet have sufficient information regarding the scope of the project, cost estimates, design details, permitting requirements, or proposed funding source. The Board stated that additional information and formal documentation will be required before any consideration or action can occur. No decision was made at this time.
- The Board clarified that the large bulletin board previously located in the first-floor hallway of the South Tower was not stolen, it was intentionally removed as part of ongoing efforts to centralize Association communications in the lobby area to reduce hallway congestion traffic, and noise near condo doors. The HOA provided ways to post flyers in each of the four elevators, and the lobby has two bulletin boards and an area for clipboards to be used for sign-ups for the many events.
- The owners briefly discussed the suggestion to convert the existing two-step area into a ramp. Additional information, including design details, cost estimates, and any required approvals, will be needed before a decision can be made
- An owner asked whether the camera system has justified its expense. The Board responded that while the cost may appear unnecessary to some, the system provided important documentation in the event of conflicts between individuals and incidents involving trespassing. The cameras are considered a necessary expense to help secure the building and protect the Association.
- An owner asked if the modernization of the elevators will be in the future. The Reserve Study has the modernization scheduled as one every other year starting

in 2027. The first quote received is \$175,000 from TKE. We will secure a second quote from Otis.

- Owners asked about the tagging of items in the parking lot with the unit numbers. The Directors will work with the property manager over the next few weeks to ensure all items are properly tagged.

VII. Adjournment

- Meeting adjourned at 11:02 AM MST.