

**Queens Bay Resort & Condominium  
Directors Meeting Minutes  
Wednesday April 15, 2026, 1:00pm Arizona Time  
Zoom**

- I. President Peters called the meeting to order at 1:03 p.m. Arizona time, President Peters, Vice President Buckner, Secretary/Treasurer Laing, Director Lacerenza, and Director Meyers, Jr., were present. Property Manager Vega was absent.
- II. President Peters requested a motion to approve the minutes of the directors meeting from March 11, 2026. Vice President Buckner made a motion to approve the minutes. Director Lacerenza seconded the motion. The motion passed unanimously.
- III. Property Updates
  - A. Property proposals from owners meeting
    1. Storage Building Addition proposal. The directors are still exploring the permitting and expense.
    2. Transition the steps to a ramp outside Condo 112. Estimates will be obtained to understand the scope of the expense to determine if the project should move forward.
  - B. Parking Lot
    1. Property Manager Vega plans to refresh the curb painting.
    2. The Wash area will be marked with two parking spots and the remainder will be stripped to indicate no parking.
    3. Review of the parking lot rules. No changes were recommended.
  - C. Outdoor Walkway Carpet – The down payment for the carpet has been requested. Property Manager Vega will schedule the installation.
  - D. The directors reviewed the perimeter wall painting proposals. Three estimates were reviewed ranging in price from \$9,950 to \$29,800. President Peters requested a motion to approve the Curb Appeal estimate for \$9,950 prep, repair, paint and replace the materials that were moved to perform the work and return the materials to the original location. Clean and dispose of all debris. Treasurer Laing made a motion to approve the estimate. Director Lacerenza seconded the motion. The motion passed unanimously.
  - E. Tree Removal in the wash scheduled for Wednesday was being performed, which was why Property Manager Vega was absent. He was overseeing the work.
  - F. Rock Removal along the curbs has four sections left to complete.
  - G. Roof Parapet
    1. The painting of the Parapet is 50% completed
  - H. Pool Equipment heater is exposed to the sun. Discussion surrounding the cost to extend the existing cover over the equipment. Property Manager Vega will be asked to obtain estimates.
  - I. Lobby Spiral Staircase
    1. Welding is an in-demand skill and a limited number of skilled workers. Queens Bay is in the queue for work.
  - J. Old Trash area on the south side. Waiting on estimate for removal of the block.
  - K. Old Trash area on the north side is being used for storage by a resident/owner and a request has been made to remove the items
  - L. President Peters requested a motion to approve the expense for the repair of the Queens Bay Golf Cart by Premier Golf Cars in the amount of \$2,475.73. Treasurer/Secretary Laing made the motion to approve the expense. Vice President Buckner seconded the motion. The motion passed unanimously.

IV. Financials

A. Treasurer/Secretary Laing reviewed the three different Collection Policy drafts. President Peters requested a motion to approve Collection Policy 3<sup>rd</sup> draft. Vice President Buckner made the motion to approve the Collection Policy 3<sup>rd</sup> draft. Director Lacerenza seconded the motion. The motion passed unanimously.

B. Treasurer Laing provided a brief overview of the February month-end financials and a recap of the outreach conducted to encourage owners to pay their HOA dues on time and in the correct amount.

V. Other Topics – no other topics were discussed.

VI. President Peters requested a motion to adjourn the meeting at 2:00 p.m. Secretary/Treasurer Laing so moved. Director Meyers Jr seconded the motion. The motion passed with a unanimous vote.

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

- May 13, 2026
- June 10, 2026
- July 8, 2026