

**Queens Bay Resort & Condominium**  
**Directors Meeting Minutes**  
**Wednesday May 13, 2026, 1:00pm Arizona Time**  
**Zoom**

- I. President Peters called the meeting to order at 1:01 p.m. Arizona time, President Peters, Vice President Buckner, Secretary/Treasurer Laing, Director Lacerenza, Director Meyers, Jr., and Property Manager Vega were present.
- II. President Peters requested a motion to approve the minutes of the directors meeting from April 15, 2026. Director Lacerenza made a motion to approve the minutes. Secretary Laing seconded the motion. The motion passed unanimously.
- III. Property Updates
  - A. Property proposals from owners meeting
    1. Storage Building Addition proposal. President Peters updated the board on the process for the proposed storage building addition, which will require engineering plans and permitting before total project costs can be figured out. The estimated cost for engineering and permits is \$1,250. Property Manager Vega will coordinate with the owners who have shown they are willing to cover the expense associated with this storage addition.
    2. Transition the steps to a ramp outside Condo 112. Directors have looked closely at the steps and feel they are irregular and a safety issue. Concrete companies are being asked for quotes.
  - B. Parking Lot
    1. President Peters requested a motion to approve the payment to JSR Commercial Property Maintenance for striping the area near the boat wash to include the two (2) sixty (60)-foot boat stalls, adding the 72-hour parking stencil in each stall, refreshing and extending the existing 60' x 12' yellow cross in the boat wash area, and adding "Wash Area Only - No Parking" across the front. Vice President Buckner so moved. Director Meyers, Jr., seconded the motion. The motion passed unanimously.
    1. Property Manager Vega will begin refreshing the curb paint.
    2. The former trash area on the north side has been emptied.
    3. A quote to remove the block from the old trash area is still pending.
  - C. Gate Code Change will be done on May 15
  - D. Outdoor Walkway Carpet should be completed by the week of May 18. Owners like the color and the refreshed look.
  - E. Perimeter wall painting started on May 11. Curb Appeal spent the first two days on repairs. Painting started on May 13 and should be completed by the end of the week.
  - F. Tree removal in the wash is ongoing. There are two more trees that need to be removed.
  - D. Property Manager Vega will begin working on the fountain the week of May 18.
  - E. Lobby Spiral Staircase is still in queue. President Peters will check in with the welder.
  - F. Rock Removal along the curbs has four sections left to complete.
  - G. Roof Parapet
    1. The painting of the Parapet is 50% complete and staff will return to it in the fall.
  - H. Pool

1. The existing pool closing time will be changed to 10 p.m. Property Manager Vega will order new signs with the changed hours. The pool was used little after 10 p.m., and most of the time it was empty during the winter hours. Covering the pool one hour earlier will reduce energy consumption.
1. Estimates are still being requested for covering the rest of the pool equipment. The new pool heater is exposed to the sun. Covering it from direct sunlight will help extend its life.
- L. The Directors will review the possibility of an EV charging station. Previously, the cost was prohibitive. Technology is constantly changing. The Directors will review new devices and figure out whether the 110V outlet near the old trash area on the south side could be a possibility. Director Buckner and President Peters will work on this research together.

#### IV. Financials

- A. A motion was made and approved to authorize the Treasurer to work with the associations counsel to prepare and file a lien in accordance with the associations' collection policy and Arizona law.
- B. The directors discussed the CDARS renewal for a 4-week term. Currently, the renewals are laddered to mature at various times to allow for withdrawals without penalty. Treasurer Laing will contact Foothills Bank to find out whether Treasury bonds are a possibility.
- C. The CD currently outside of the sweep matures on May 23. The Directors recommend placing the money in 12-month CDARS if the rate is at least 3%, or if Treasury bonds are an option if the rate is 3% or better.
- B. Treasurer Laing provided a brief overview of the March 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 1:40 p.m.

Secretary/Treasurer Laing so moved. Director Meyers, Jr., seconded the motion. The motion passed with a unanimous vote.

#### Directors Meetings

- The next directors meeting will be held on June 10, 2026, at 1:00 p.m. Arizona Time.
- The following directors meeting will be held on July 8, 2026, at 1:00 p.m. Arizona Time.
- The subsequent directors meeting will be held on August 12, 2026, at 1:00 p.m. Arizona Time.