

**Queens Bay Resort & Condominium
Directors Meeting Minutes
Wednesday June 10, 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, and Property Manager Vega were present. Director Meyers, Jr. was absent.
- II. President Peters requested a motion to approve the minutes of the directors meeting from May 13, 2026. Secretary Laing 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. Property Vega reached out to the owners who indicated they would cover the cost for the project. The project will need engineering plans and permitting the estimated cost for this initial step is \$1,250. The owners want to wait until they return in the fall to provide the first payment.
 2. Transition the steps to a ramp outside Condo 112. Directors waiting on bids. This is the process for the installation; existing steps and the handrail will be removed and the dirt pulled away. Framing for the ramp and cement will be poured. A new rail will be installed to meet code once it is complete
 - B. Parking Lot
 1. Property Manager Vega will begin refreshing the curb paint as weather and temperate permits
 2. Rock Removal near the curbs and replaced with turf will continue as weather and temperate permits. This is being kept on the agenda as a reminder until completed.
 3. Property Manager Vega will send pictures of the inside of the block in the old trash container area on the south side. There is damage to the block from the trash containers being rolled in and out. Directors are still looking at other usage for this blocked in area and want to ensure they have looked at all options.
 4. Fountain maintenance is being attended to by staff. Exterior rock around the base is being replaced and the inside is being cleaned. Annual maintenance.
 5. The dead stump that was outside of the fence on the north side behind the boat wash area has been removed.
 - C. Pool
 1. The pool hours are 8 a.m. to 10 p.m. Updated signage has been posted.
 2. Staff are installing the equipment cover extension and repairing some of the existing panels.
 - D. Patio
 1. Review of the furniture and umbrella for the patio area is beginning to ensure they are in good condition.
 - E. The directors and property manager are reviewing the modernization quotes as they are received. Updated estimates are being sought from TKE and Otis, the two companies in the area able to perform these tasks.
 - F. Lobby

1. Dynamic will be called after the fourth of July to professionally clean the carpet and tile in the lobby.
2. Spiral Staircase is still in queue. President Peters will check in with the welder. He is actively working on it.
3. Ceiling – tasks to tackle when a lift is brought onto property
 - Sprinkler covers fell off of two on the pool side
 - The curtain motor squeals when they move
- G. EV Charging Station is being explored as technology changes prices and capabilities also change. Goal is providing an amenity that will fill a need, but will be covered by the fees collected to charge an EV battery.
- H. Quiet Hours are 10p.m. to sunrise. Owners who rent or lease their property are asked to share with their tenants and know fines will be assessed if violated.
- I. Roof Parapet
 1. The painting of the Parapet is 50% complete and staff will return to it in the fall.

IV. Financials

- A. Treasurer Laing reviewed the April month end financials. 16 owners are past due. 5 are one month late. 3 had underpaid and owe an odd amount for May. 7 are paying an old dues amount. 1 is 10 months past due, HOA is following our collection policy.
- B. Reserve Investment Options were discussed. Criteria is low risk and insured. Treasurer Laing will reach out to Foothills Bank and invest \$100,000 in another CDARS.

V. Other Topics

- A. The directors reviewed the HOA trouble shooting guide. A process will be added to the guide for staff to follow if mold is found.
- B. The Directors reviewed section 4 of the Bylaws. Directors' terms, according to the bylaws, are set at 3 years, not 2. Each Director has agreed to add one additional year to their term. There will not be an election the fall of 2026.
- C. The Newsletter for June will focus on Quiet Hours, Pool Hours and the extended security hours for the Holiday weekend. Holiday weekend hours will be until 3a.m. Regular hours are until 2a.m on the weekends.

VI. President Peters requested a motion to adjourn the meeting at 1:50 p.m.

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

Directors Meetings

- 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.