

**Queens Bay Resort & Condominium
Directors Meeting Agenda
Wednesday August 12, 2026 1:00pm Arizona Time
Zoom**

- I. Meeting is called to order President Peters
- II. Motion to Approve the Minutes from the July 8, 2026 Directors Meeting President Peters
- III. Motion to Approve the Minutes from the July 20, 2026 Directors Meeting President Peters
- IV. Property Updates Property Manager Vega
 - A. Property proposals from owners meeting
 - 1. Handicap Ramp north side has been installed.
 - 2. Ratification of Handicap Ramp Handrail Installation
 - a) Discussion and possible action to ratify the emergency purchase and installation of the handrail for the newly constructed ADA-accessible ramp. Due to the immediate safety need and the limited availability of qualified welding contractors in Lake Havasu City, the work was authorized and completed before the next scheduled Board meeting to ensure the ramp could be safely used by residents and guests
 - 3. Storage addition – Funds for Engineer and permit – on hold till Marlo returns in fall, remaining on agenda as a reminder
 - B. Lobby
 - 1. Spiral Staircase – Discussion and possible action regarding safety improvements for the open area adjacent to the spiral staircase to reduce the risk of head injury. The Board will consider whether to pursue another welding contractor to install a protective barrier or evaluate alternative solutions, such as custom seating, decorative metal artwork, or other permanent features that enhance safety and aesthetics.
 - 2. The following items are kept on the agenda as a remainder to attend to when a lift is used in the lobby
 - a) Oil the mechanical curtain
 - b) Place Sprinkler covers
 - C. Elevator Modernization
 - 1. Discussion and possible action regarding elevator modernization proposals for Elevators 1 and 4. The Board will review updated estimates, including a revised proposal from TK Elevator, discuss potential cost-saving measures, evaluate whether modernization of one or two elevators is financially feasible, and consider any updated proposal received from Otis.
 - D. Parking lot
 - 1. Painting the curbs
 - 2. Rock removal near curbs – safety; eliminate fall risk for owners and guests
 - 3. Old Trash enclosure images of the block showing damage to determine if it is fixable or too far gone
 - 4. Discussion and possible action regarding location of bike racks
 - E. Pool
 - 1. Discussion and possible action regarding replacement of the deteriorated pool equipment cover. The Board will review available proposals, if received, and consider authorizing the replacement of the existing cover.
 - F. Electric Vehicle Charging Station Feasibility
 - 1. Discussion and possible action regarding the feasibility of installing an electric vehicle (EV) charging station on Association property. The Board will discuss potential locations, installation costs, operating expenses (credit card fees), pricing structure, estimated cost recovery period, and potential user fees or markup to offset electricity, maintenance, and capital costs. The Board may provide direction to staff or interested directors to obtain proposals or authorize further evaluation
 - G. Roof Parapet Painting–
 - 1. Discussion and possible action regarding completion of the remaining roof parapet painting. The Board will review proposals, if available, and consider authorizing the completion of the remaining work

- H. Magnets – did we receive them and are they being distributed one to a Condo
- I. Front Entrance Gate Repairs
 - 1. Discussion and possible action regarding repairs to the front entrance gate. The Board will review a proposal for replacement of the gate track and magnetic loops and consider authorizing the repairs to improve reliability and complete the work before the peak winter season, if feasible.
- J. Water Pressure Regulator
 - 1. Discussion and possible action regarding replacement of the Association's main water pressure regulator. The Board will review the condition of the existing regulator, which has reached its typical service life, consider replacement proposals, and authorize replacement if deemed appropriate to maintain reliable water pressure and reduce the risk of failure.
- K. Landscape Restoration, Heat and Water Conservation
 - 1. Discussion and possible action regarding replacement of landscaping lost during the extreme summer heat. Approximately 20 plants did not survive. The Board will discuss options for replacing the plants with drought-tolerant landscaping or incorporating hardscape features where appropriate, balancing aesthetics, long-term maintenance, water conservation, and responsible use of Association resources.
- L. Preventive Maintenance Program Review
 - 1. Discussion and possible action regarding the Association's preventive maintenance program. The Board will review the monthly and weekly inspection and documentation procedures for critical building components, including but not limited to valve exercising, elevator emergency phone testing, emergency lighting inspections, roof maintenance, roof vent inspections, and other routine preventive maintenance activities to ensure the Association's assets are properly maintained and documented.
 - a) Possible add-on's to the check list
 - (1) Review of walkway carpet
 - (2) Lobby Carpet
 - (3) Camera and system review

- V. Discussion and Possible Action – HVAC Refrigerant Line Responsibility
 - A. Review and vote on the resolution prepared by the Association's legal counsel regarding responsibility for the maintenance, repair, and replacement of copper refrigerant lines serving individual air conditioning systems within the Association.

- VI. Financials Treasurer Laing
 - A. June 2026 Financial Review
 - 1. Discussion and possible action regarding the June 2026 month-end financial statements. The Board will review the Association's operating and reserve fund financial results, bank balances and budget to actual performance, and other financial reports as presented by the Treasurer
 - B. 2027 Budget Planning
 - 1. Discussion and possible action to begin development of the Association's 2027 operating and reserve budgets. The Board will review budget assumptions, projected expenses, reserve funding goals and the Reserve Study recommendation to increase annual reserve contributions by 5% and provide direction for preparation of the proposed 2027 budget.
 - C. Discussion and Possible Action – Reserve Funding Strategy
 - 1. Review Queens Bay's reserve funding strategy and budget process for alignment with Arizona law, current mortgage lending requirements, reserve study recommendations, and Arizona HOA best practices; determine whether current strategy's meets or exceeds these standards.

- VII. Other Topics to Discuss
 - A. Governing Documents Review Committee
 - 1. Discussion and possible action to begin developing a Governing Documents Review Committee to build owner support for updating the Association's CC&Rs and identify provisions that may not align with current local, state, or federal laws, regulations, and standards.

VIII. President Peters requests a motion to Adjourn Meeting

Directors Meetings for 2026 – Start times will be 1:00p.m. Arizona Time

- August 12, 2026
- NOTE DATE CHANGE - September 16, 2026
- October 14, 2026 -proposal to hold meeting on property for those in town