

**Queens Bay Resort & Condominium
Directors Meeting Minutes
Wednesday July 20, 2026, 1:00pm Arizona Time
Zoom**

I. President Peters called the meeting to order at 1:00 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. The Directors verified that proper notice of the meeting had been provided pursuant to A.R.S. §33-1804.

III. Legal Action Items

A. Tax Foreclosure Case – HOA Named as Defendant

B. Discussion: Threatened Litigation Involving a Homeowner

C. Discussion and Vote: Proposed Settlement drafted by HOA Legal Counsel

The Directors discussed the legal action items listed on the agenda.

IV. Executive Session

The Board entered Executive Session at 1:03 p.m. pursuant to A.R.S. §33-1804(A)(5) to discuss attorney-client privileged matters related to Agenda Items III A-C. The Executive Session concluded at 1:29 p.m.

V. Open Session

A. Tax Foreclosure Case – HOA Named as Defendant

President Peters requested a motion directing the Association's legal counsel to enter into a non-monetary, non-interest agreement with the plaintiff regarding the tax foreclosure matter. The motion passed unanimously.

B. Threatened Litigation

President Peters requested a motion to decline offering a settlement and to notify the Association's insurance carrier of the threatened litigation. The motion passed unanimously.

VI. President Peters requested a motion to adjourn the meeting at 1:31 p.m. Secretary/Treasurer Laing so moved. Vice President Buckner seconded the motion. The motion passed unanimously.

Directors Meetings

- August 12, 2026, at 1:00 p.m. Arizona Time.
- September 9, 2026 at 1:00 p.m. Arizona Time
- October 14, 2026 at 1:00 p.m. Arizona Time