

**Queens Bay Resort & Condominium
Directors Meeting Agenda
Wednesday September 16, 2026 1:00pm Arizona Time
Zoom**

- I. Meeting is called to order President Peters
- II. Motion to Approve the Minutes from the August 12, 2026 Directors Meeting President Peters
- III. Property Updates
 - A. Property proposals from owners meeting
 - 1. 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) Changing Light Bulbs
 - 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. Rock removal near curbs – safety; eliminate fall risk for owners and guests
 - 2. Old Trash enclosure is fixable and do we have a use for it
 - 3. 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. Review of the estimates received and possible action to approve the expense.
 - H. Water Pressure Regulator
 - 1. Discussion and possible action regarding replacement of the Association's main water pressure regulator.
 - I. 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.
- IV. Financials Treasurer Laing
 - A. August 2026 Financial Review

1. Discussion and possible action regarding the August 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. 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.

V. 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.

VI. President Peters requests a motion to Adjourn Meeting

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

- October 14, 2026 -proposal to hold meeting on property for those in town
- November 11, 2026
- December 9, 2026