Queens Bay Resort & Condominium
Directors Meeting Agenda
Wednesday November 11, 2026 1:00pm Arizona Time
Zoom and In-Person

I. Meeting is called to order — President Peters

II. Motion to Approve the Minutes from the October 14, 2026 Directors Meeting — President Peters

III. Owners Meeting – Date and Location: Discuss and determine the date and location for the February 2027 Owners Meeting. If the Board wishes to use the LHC Library, a reservation request can be submitted 90 days in advance.

IV. Property Updates
- A. Landscaping Project – Confirmation of Prior Email Vote
  1. Reason for Selecting the Guard Shack Area: The area behind the Guard Shack was selected because much of the existing landscaping is overgrown, has died, or has already been removed. A tree stump also needs to be ground out. The HOA is addressing areas that have landscaping that requires substantial water, the existing landscape creates ongoing debris and presents staff safety concerns when trimming is necessary. This area provides an opportunity to demonstrate an alternative landscape approach that can reduce water consumption, lower ongoing landscaping costs, and minimize staff safety risks and time needed to maintain the area.
     a) Confirm and ratify the directors' prior email vote approving the purchase of Desert Steel landscaping products in the amount of $5,569.93 and landscaping installation by Caveman Landscaping in the amount of $6,095.00.
     b) The email vote was initiated to secure a place on Caveman Landscaping's schedule and allow the work to be started before fiscal year end.
     c) A majority of directors approved proceeding with the project by email.
- B. Property proposals from owners meeting
  1. Storage addition – Funds for Engineer and permit – Marlo is expected on property October 30, remaining on agenda as a reminder
- C. Elevator Modernization
  1. Discussion and possible action regarding elevator modernization proposals for Elevators 1 and 4. The Board will review and compare the estimates from Otis and TKE Elevators.

V. Financials — Treasurer Laing
- A. 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.

VI. 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.
- B. 2027 Directors Meeting Schedule: discuss and determine the regular meeting day and time for 2027 Should the Board continue meeting on the second Wednesday or each month? Consider whether an earlier morning or late afternoon meeting would better accommodate directors' schedules.

VII. President Peters requests a motion to Adjourn Meeting

Directors Meetings for 2026 – Start times will be 1:00p.m. Arizona Time
- December 9, 2026