

**CONQUISTADOR HOMEOWNER'S ASSOCIATION, INC.**  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**Wednesday, November 13, 2024**

**MEMBERS PRESENT:**

Bldg. 1 – Absent  
Doug Rose, Bldg. 2  
Lisa Bryant, Bldg. 3  
Rick Cass, Bldg. 4  
Charles Encarnation, Bldg. 5  
Renee Drentkiewicz, Bldg. 6  
Bldg. 7 – Absent  
Bldg. 8 – Absent  
Vince Stapleton, Bldg. 9  
Jan Barnes, Bldg. 10  
Bldg.11- Absent  
Bldg.12- Absent  
Joe Endress – Homes 1  
Homes 2, Absent  
Kathleen Murphy, Homes 3

**OTHERS:**

Bonnie Guenther, Manager  
Others in Attendance (see attached)  
Zoom Attendance: Lynne Harris

The Board of Directors meeting with Zoom was called to order at 9:00am, after the pledge of Allegiance. There was a quorum noted.

**Purpose of Meeting: Appointment of Mediation Committee – Bonnie Guenther**

- Bonnie stated that a quorum of 8 people is required for a mediation. She is having difficulty getting 8 people to attend the mediation that is scheduled for 11.18.24. The CHA Board can therefore appoint a mediation committee with as many people that the Board decides. Anybody that is part of the Mediation Committee does not need to be a Board member. Bonnie recommends that Matt Hollister be on the committee since he was head of the Architectural Review Committee and he has agreed if chosen. She also recommends that the Executive Committee members be part of this Mediation Committee. Discussion followed regarding the number of people required for this mediation. A motion was made by Renee Drentkiewicz to form a Mediation Committee and allow the Executive Committee members and Matt Hollister, along with the manager Bonnie Guenther, to attend as the Committee for this mediation. The motion was seconded by Doug Rose and the vote was unanimously approved.

**Comments on agenda items:**

- Jim Kurtz – Bldg. 1 – Jim asked why we are having a mediation when there are rules that are to be followed and what the mediation is about. It was clarified to Jim that the only reason we are here is to name a Mediation Committee.
- Doug Rose – Bldg. 2 – Doug stated that it appears that the State Statutes require mediation prior to a trial and that this is part of our process.

There being no further business, Joe Endress made a motion to adjourn the meeting, which was seconded by Renee Drentkiewicz. The vote was unanimous and the meeting was adjourned at 9:10 am.

Renee Drentkiewicz  
Renee Drentkiewicz, Secretary

Kathleen Murphy  
Kathleen Murphy, President

11/13/24 Board of Directors Meeting Sign In

Printed name	Signature
Lisa Bryant	<del>Lisa P Bryant</del>
Doris Best	<del>Doris Best</del>
Karen Thomas	<del>Karen Thomas</del>
James Ruiz	<del>James Ruiz</del>

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**SPECIAL MEETING OF THE BOARD OF DIRECTORS**

Wednesday, November 13, 2024  
Clubhouse Ballroom  
**9:00 A.M.**

**AGENDA**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER**

**ROLL CALL**

**PURPOSE OF MEETING:** Appointment of Mediation Committee

**COMMENTS on agenda items:**

**POSTED:** 11/11/24