

**CONQUISTADOR BUILDING 2
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 1, 2025 – 3PM**

AGENDA

PRESIDENT WILLIAM “BILL” CLOUD

The Board of Directors Meeting was called to order at 3pm. Bill opened the meeting by welcoming everyone to the 2025 Quarterly Meeting.

Gigi Croom, Secretary, made a motion to waive the reading of the minutes from the last meeting, which was seconded by Martha Schneider, Treasurer. All in favor.

COMMITTEE REPORTS:

- *Atrium Committee – Lynn Galvin*
 - The atrium refresh came in under budget at \$1,990.12 (see attached itemized breakdown).
 - Special Thanks to: MaryEllen Shevalier for the beautiful painting she and Mark donated to the atrium project. MaryEllen painted a huge mural style seascape to compliment our common area.
 - Lynn Galvin for her contribution of the entry mirror which she painted (the frame) to coordinate the colors in the atrium.
 - Bob Peterson and Deb Brosen for installing all of the new light fixtures on all 3 floors.
 - Marsha Tyrell, Bob Peterson, Deb Brosen, Steve and everyone else who stepped up to assist with furniture assembly and placement.
- *Laundry Room Committee – Pauline Calderone*
 - There is more work to do. A vote was passed on the floor samples. The majority of the residents voted for “Moonstone.”
 - Special Thanks to: Marsha Tyrell for painting the picture frames.
- *Social Committee – Bob Peterson*
 - A party/social was coordinated for Friday, March 28. We had a fantastic turnout and a great time was had by all!
 - Judy Rose asked Bob if he would get involved with the main event committee as she no longer wants to be involved. Bob agreed and has already volunteered his services when needed.

Bill mentioned that we will receive reimbursement for one-half of the parking lot repairs (by the dumpsters) from Building 3. The total project is \$1,800 and Building 3 is paying \$900 of that repair. These monies went towards our ongoing Building improvements.

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TREASURERS REPORT – Martha Schneider

- We collected \$130 towards the donations for the Entertainment Fund. We spent \$64 on the food for the get-together and have \$164 carried over for the next social event.
- Anyone wishing to contribute to the Entertainment Fund, please contact Martha. All donations are welcome to fund our future events.

OLD BUSINESS/UNFINISHED BUSINESS

All “Old Business” line items are covered in the “Committee Reports” section above.

Atrium painting

New chairs and tables

New lights

Driveway repair

Laundry room painting and book removal

NEW BUSINESS

Front doors – A review of the approximate costs:

- Front Doors \$862 (repair/replace old, rotted wood)
- Glass Doors \$7,850
- Locks – between \$2,499 and \$2,898
- Total Cost – approx. \$17k
- This project has already been budgeted

Walkway repair – from sidewalk up to the drain

- First of three estimates came in at \$2,588
- Awaiting 2 additional estimates
- Repairs will match the existing color and stamped pattern

Pressure clean inside atrium walkways and seal

- Currently getting prices for cleaning and sealing

Laundry room floor

- Majority votes are for “Moonstone.”

Replacement of table and lamp by Martha and Jeff

- Donated by Martha and Jeff – Thank you!

Marsha and Steve’s donation of chairs for the patio in LR1

- Bill Cloud will be meeting with LR1 tomorrow to get a vote on accepting their donations to furnish the slab.
- Bill Cloud offered to donate a second set of table and chairs if approved.

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- **UPDATE 4-03-2025** – Vote was approved by LR1 to accept their donations.

Mansard repairs

- Additional repairs were needed to correct the existing repairs on sections of the mansards (due to original patches peeling off).

Leasing agreements

- If you plan on leasing/renting your units while you are away, please remember to provide Bonnie Guenther with a signed lease/rental agreement.
- A **NEW AGREEMENT** must be signed each time you lease/rent your unit – even if it is to the same people that have previously leased/rented from you.

COMMENTS ON AGENDA ITEMS

Marsha Tyrell – We need to do something along the front entrance walkway to keep all the dirt and mulch back in under the shrubs. I would suggest curbing.

- ✓ Bill Cloud will be looking into various options.

Bob Peterson – Are we resurfacing the parking lot?

- ✓ Ed Brennan suggested that we may be able to tie this to the upcoming community roadway repaving project.
- ✓ Bill Cloud will be looking into this during the summer.

Ed Brennan – We need to address the speed limit on SE Rinconada Avenue. People are flying through there and it's dangerous. They are not obeying the speed limit. Maybe we can get speed bumps put in to slow things down.

- ✓ Bill Cloud will bring the issue up at the next CHA Board Meeting.

Bill Cloud asked our only Zoom participant, Lisa Moran, if she had anything to add. She did not.

A motion was made by Gigi Croom to adjourn the meeting and seconded by Martha Schneider.
Time 4:05pm.

Gloria “Gigi” Croom, Secretary

William R. Cloud, President

Attachments (2):

Atrium Committee Report

Atrium Committee Spreadsheet

Atrium Committee Report

Atrium Chair, Lynn Galvin opens with a greeting and appreciation for the many volunteers who contributed time, talent and donations. She emphasizes that because of the strong volunteer support, we were able to achieve much in a short time. She summarizes her gratitude for entrusting the Atrium committee with the work that has been done.

Lynn requests that all questions and/or comments be held to the end of the report.

Lynn summarizes the Atrium committee's accomplishments as follows: The re-painting of the interior walls of the Atrium floors 1-3, Ordering/purchasing new furniture which includes: 4 chairs, 2 tables, console table by the elevator, easel with a bulletin board, 2 white boards, the light fixtures/bulbs, a painting, clock, decor on the tables including our zen rock centerpiece. She concludes the additions with mention of the donated mirror and Mary Ellens custom painting.

She proudly adds : "We came in right on budget...actually we have \$10.00 left."

Lynn hands over the budget item details to committee member Deb Brosen.

Deb presents the Atrium report and shares a balance sheet which details the breakdown of expenses. She then emphasizes what was saved through donations and large contributions of time and talent. These items include: Labor to Paint the 3 floors of the Atrium, Mary Ellen's painting, Bob's electrical and assembly of furniture.

Deb then shares the figures of money saved from their research.

Painting of the lobby walls (5,000.00)

Lighting & electrical (consultant-1,000) (electrical- installation \$1,000)

Some buildings had hired landscape consultants (estimate 1,000)

Custom art piece 5' x 8' brings in between \$3-5,000.00.

In summary, because of everyone's contributions...we saved at least 10,000!

Deb then projects to next year stating that "Due to the lack of time & budget... next year we will be doing the Atrium gardening". She goes on to inform the Board and residents that the plan is to start earlier, have meetings to welcome & gather everyone's ideas. She also states that no *real* mulch and no fountain will be considered for the atrium as it presents maintenance problems. She finishes by adding that any donations for the atrium although appreciated, need to be run by the committee first.

LYNN concludes by asking Mary Ellen to say a few words about her painting.

Mary Ellen speaks on the process and intention of the painting for Conquistador, Bldg 2. She describes the custom design of subject matter, color and texture for Bldg 2 to honor the tree and those (past, present and future) who reside here.

She concludes with gratitude for the Atrium Committee.