

Conquistador Homeowners' Association

Capital Improvements Committee Meeting Minutes

Date & Time: August 1, 2025 – 10:00 AM

Location: Card Room

Attendees:

In Person: Bonnie Guenther, Manager; Joe Endress; Renee Drentkiewicz; Jan Barnes; Martha Gorton

Via Zoom: Pam Vaughan; David Sherlock

Purpose

Discussion and prioritization of proposed 2026 Capital Improvement Projects.

Discussion Summary

- Replacement of Water Meters – Conquistador Community
Identified as a high priority due to revenue loss from faulty meters. Consensus to include in 2026 plan.
- Creation of Bocce Ball Court – Adjacent to Shuffleboard Courts
Strong resident interest; low maintenance; highly social activity. Favorable feedback; cost estimates to be obtained.
- Refinishing of Clubhouse Pool Furniture
Agreed that refinishing existing frames and replacing fabric is cost-effective.
- Camera System for Entry Gate Area
Proposal includes 2 night-color and 2 license plate cameras. Strong support; seen as a deterrent and evidence-gathering tool.
- Entry Gate Project
Mixed feedback; discussed security benefits vs. cost/traffic concerns. Recommended to place on resident vote before further action.
- Acoustic Panels in Ballroom
Low priority but agreed to request pricing for future consideration.

Items Removed from Consideration for 2026

- Replacement of Ballroom Tables and Chairs (glide replacement only)
- All-Weather Enclosure Off Card Room (cost outweighs benefit)
- Furniture Rearrangement (Library/Poker/Pool tables) – concept not accepted

Next Steps

- Obtain cost estimates for Bocce Court, Pool Furniture Refinishing, and Acoustical Panels.
- Prepare resident communication for vote on Entry Gate Project.
- Schedule follow-up meeting for review of estimates and prioritization.