

# Conquistador Homeowners Association, Inc.

## Architectural Review Committee Meeting Minutes

**Date:** September 5, 2025

**Time:** 9:00 AM

**Location:** Clubhouse Cardroom

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### 1. Call to Order

The meeting of the Architectural Review Committee (ARC) was called to order at 9:00 AM.

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### 2. Attendance

#### ARC Members Present:

- Renee Drentkiewicz
- Suzie Heimburger
- Lynne Trudel
- Donna Sikora (via Zoom)
- Laurie Thor (via Zoom)
- OJ Thomas (via Zoom)

#### Also Present:

- Bonnie Guenther, Property Manager
- Pat Stuart
- Carol Hoyt

A quorum was established.

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### 3. Discussed Items

#### a. Revision of Architectural Review Application

The Committee reviewed the current Architectural Review Application. Revisions were discussed to streamline the process and clarify specifications for owners. After revisions were agreed upon, Bonnie said she would revise the document and send it to all ARC members for final review and approval. After ARC approval, the document would go before the CHA Executive Committee and the CHA BOD before becoming an official CHA document.

#### b. Use of Vinyl Material on Condo Gates and Partitions

The Committee agreed that vinyl material may be used on condominium gates and partitions under the following conditions:

- The approved vinyl color is “Sand.” Specs will be obtained by Bonnie so that the vinyl is uniform in color for all buildings using vinyl.
- The direction of the vinyl planks must match the direction of the building siding (vertical or horizontal), but both directions may not be combined on the same structure.

#### c. Sherwin-Williams Color Palette Formulas

The Committee discussed the importance of color consistency. It was noted that the same color may vary between different Sherwin-Williams locations due to formula discrepancies. To ensure uniformity, the Committee directed that the official Sherwin-Williams color formulas be included in the Association’s Colorbook for reference and enforcement.

**d. Building 12 Painting Deadline**

Discussion was held regarding Building 12's past Board of Directors (BOD) deadline for correction of painting. The Committee acknowledged that the deadline has passed and further action from the BOD is required.

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**4. Adjournment**

There being no further business, the meeting was adjourned at 10:20 AM.

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**Submitted by:**

Bonnie Guenther, LCAM  
Conquistador HOA Manager

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