

**CONQUISTADOR CONDOMINIUM 2 ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING
NOVEMBER 17, 2025**

PRESIDENT WILLIAM “BILL” CLOUD

The Annual Board of Directors Meeting was called to order at 4pm. Bill opened the meeting by welcoming everyone to the 2025 Annual Meeting.

IN ATTENDANCE:

Bill Cloud, Board President	MEMBERS:	ZOOM;
Gigi Croom, Board Vice President	Mary Lou Bogner	Doug Rose
Martha Schneider, Board Treasurer	DeAnne Lewis	
Ed Brennan, Board Secretary	Ken Turner	

Bonnie Guenther, LCAM was in attendance to set up the Zoom meeting. She was also advised of the new Board Alternates: 1st Alternate, Gigi Croom, and the 2nd Alternate, Ed Brennan. The CHA rep is Bill Cloud, Gigi Croom 1st Alternate and Ed Brennan 2nd Alternate.

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

COMMITTEE REPORTS

- **Landscape Committee**
Bill Cloud noted that we will be looking into “curbing” to be installed around the front entrance’s shrubbery in order to keep the mulch from spreading out onto our walkway. This will be addressed further upon the return of the committee chairwoman, Lynn Galvin.
- **Social Committee**
Bill Cloud reminded everyone that volunteers are welcome to join this committee that is headed up by Bob Peterson. He asked all interested parties to contact Bob upon his arrival this season.

TREASURERS REPORT

Martha Schneider presented the report (attached). A motion to approve the report was made by Gigi Croom and seconded by Ed Brennan.

OLD BUSINESS/UNFINISHED BUSINESS

- **Outdoor Lighting Project**
Our outdoor lights around the perimeter of our building need replacing and upgrading. Several of the light fixtures are broken and in need of replacement. We will furnish the residents with a couple of choices and allow everyone a voice in what design/look will be chosen.

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- **Curb Edging at Front Entrance**
Already addressed under Landscaping above. Also, Leo Calderone volunteered to add one additional coat of paint on the entire walkway upon his return this season.

- **Carpet Cleaning and Replacement**
We had the carpets professionally cleaned by Stanley Steamer. It appears as if they were able to get the stains out and freshen up the carpets. We will not address replacing the carpets at this time.

- **Washing Machines Back Wall Protection**
The wall behind the washing machines needs upgrading and protection. We suggested the wall be covered with something like a faux brick sheet or the like. We will await the return of Pauline Calderone since she did such a fabulous job in upgrading the laundry room and ask for her recommendations.

NEW BUSINESS

- **Election of Board Members**
There were no opposing candidates for the positions that were open. Therefore, the Board Members are:
 - William “Bill” Cloud, President
 - Gloria “Gigi” Croom, Vice President
 - Martha Schneider, Treasurer
 - Ed Brennan, Secretary

- **Welcome New Residents**
 - Pam and John Miller, Unit 102
 - Mike Fufidio and Partner, Alicia, Unit 204 (dog “Chewy”)

- **Volunteers for Atrium Committee**
Bill Cloud reminded everyone that volunteers are welcome to join this committee that is headed up by Lynn Galvin. He asked all interested parties to contact Lynn upon her arrival this season.

- **Sidewalks Pressure Cleaning**
Bill Cloud will be contacting the Maintenance Department and request they pressure clean our sidewalks.

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MEMBER COMMENTS

DeAnne Lewis, Unit 104, volunteered to be the new LR1 quad representative for this coming year. The position rotates yearly between each building and it is Building 2's turn. DeAnne will prepare written reports for each Board Meeting and will report to Bill Cloud any ongoing issues.

A question was posed asking what the current non-SIRS is to date. Our latest budget report only reported up through July, 2025. According to Doug Rose, he projected we were up to approximately \$120k.

A request was made to ask Bonnie Guenther to update the latest 2026 budget report to include the additional funds that will be collected from the discounted Blue Stream Service. Each Unit agreed to keep the monthly dues the same and the overage of \$10 per Unit will be placed in our non-SIRS budget line. Bonnie agreed to update the report.

A clarification was requested on what constituted a "Quorum". Bonnie Guenther was consulted and provided this information per our corporate documents:

Section 12. Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be acts of the Board of Directors...

A concern was raised regarding the Zoom link that is attached to the meeting notices (that it is not "clickable"). Bonnie Guenther was consulted and will make sure that the link is not in a PDF document in the future so that it is "clickable".

A motion was made by Gigi Croom to adjourn the meeting and seconded by Ed Brennan.
Time 4:33pm.

Gloria "Gigi" Croom, Vice President

William R. Cloud, President

Attachments:

Treasurer's Report

Laundry Receipts for Conquistador Building II 2025

Date	DDA Deposit
February 03, 2025	\$500.00
March 12, 2025	\$230.00
April 16, 2025	\$350.00
August 20, 2025	\$450.00
Total	\$1530.00

Monthly Equipment Rental	\$128.40
Yearly Equipment rental	\$1540.80

There will be another deposit in December.

Martha Schneider.