

**CONQUISTADOR CONDOMINIUM VIII ASSOC, INC.**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, JANUARY 15, 2026**  
**4:00 PM**

**MEMBERS PRESENT:** LuAnn Dwyer, Martha Gorton, Anne Immesberger, Tom Perone, David Sherlock

The meeting was called to order by Martha Gorton. The items were discussed according to the attached agenda.

Notice was posted on the bulletin board in the atrium 48 hours before, on April 9.

**APPROVAL OF PREVIOUS MINUTES:** A motion was made to approve the minutes of the November 6, 2025, meeting as written. The motion was carried unanimously.

**ENTRY DOOR**

A discussion followed regarding repairing the existing wooden door vs. replacing the existing door with a glass door. The Board unanimously agreed to recommend the glass door replacement to the membership. The proposal from Monterey Glass Specialists about replacing the wooden entry door was for \$9,650. This did not include the additional cost of connecting the door to the existing entry access system. Martha explained that it would be approximately an additional \$2,500. The total cost for replacing the wooden door with a glass door was roughly \$13,000.

Martha explained this replacement would need to be approved by members at a special membership meeting since it constitutes a substantial change to a common element. She continued that she would prepare the necessary Notice of Meeting and send it to all members.

In addition to the door replacement, the repair/replacement of the wood framing around the entry door would need to be addressed. The Board discussed the proposal from Home and Beyond Services to repair this, as well as the rear, storage, and trash room doors, for \$13,160. The Board agreed that a complete replacement rather than repairing the existing framework would be advisable. Joe Molloy then suggested that a maintenance-free system be investigated. After some consideration, the Board decided to hold off on this work and investigate maintenance-free alternatives.

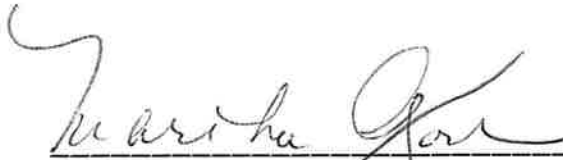
**TRUCK PARKING**

After some discussion, the Board agreed the designated spots for pick-up truck parking would be the "Guest" spots at the southern end of the parking area for Building 8. Also stated was that trucks must meet the specifications voted on by the community and may only be parked in the designated spaces and that the original parking spaces for each unit would remain with the unit.

**ADJOURNMENT**

A motion was made to adjourn the meeting, seconded and unanimously carried.


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President

1-19-26  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Secretary

1/19/26  
\_\_\_\_\_

Date

- I. Call to Order
- II. Approval of Previous Meeting Minutes
- III. Director Appointment
- IV. Adjournment