BOARD MEETING MINUTES
SHHA Monthly Board Meeting October 8, 2025, at 6:00 PM
SHHA OFFICE IN-PERSON MEETING AND VIA TEAMS
Join the meeting now
Meeting ID: 286 252 418 451
Passcode: RZ2Gy9ti
Prepared by Trish Lovato

1. **CALL TO ORDER:** The monthly SHHA Board Meeting was called to order by the President at 6:00 PM.

2. **ATTENDANCE:** A quorum was present. **P: Present: E: Excused; A: Absent**

Officers		Members		Members	
President – Jim Stewart	P	Heidi Komkov	P	Terry Walker	P
Vice President – Kathleen McCaughey	P	Martin Kirk	E	Cathy Yandell	P
Secretary – Larry Dragan	P	Larry Layne	A	Paul Baumgartner	P
Treasurer – Charles Ewing	P	Claudia Mitchell	P	Andrea Edmonds	P
ACC Chair- Phil Krehbiel	P	Art Romero	P	Mark Humphrey	A
CSC Chair- Stan Davis	P	Randy Tripp	P		

Staff:
Trish Lovato-Present

Guest(s) introduction and comments (3 minutes):
Tony Strati-Present-Spoke about PNM meeting

3. **APPROVAL OF October 8, 2025, Board meeting Agenda Art, Kathleen seconded APPROVED**
   a. Motion to approve meeting agenda

4. **CONSENT AGENDA ACCEPTANCE: Andrea, Larry seconded APPROVED**
   a. Architectural Control Committee (ACC)
      - 9/17/25
      - 10/1/25
   b. Communication & Publications Committee (C&P) n/a
   c. Community Service & Membership (CS&M)
      - 9/25/25
   d. Covenant Support Committee (CSC)
      - 10/7/25
   e. Environment & Safety Committee (E&S)
   f. Finance Committee (FC) n/a
   g. Governance Committee (GC)
   h. Nominating Committee (NC) N/A
   g. PNM Special Task Group

- 10/3/25

5. **PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE**
   a. Any changes to the September minutes as posted? Accepted, or Accepted with Changes
6. **OFFICER REPORTS**
   a. **President (Jim Stewart):**
      (1) PNM-Mark Humphrey accepted position as task group leader
      (2) Attorney decided to not represent SHHA
      (3) Substation location next to Fire station on PDN, December 3, 2025 next County Commission meeting. PNM offered a change behind commercial businesses on the westside of Tramway before Little Cloud Park. Underground very expensive. Needs NMDOT approval. Will continue to push project to Eubank.
   b. **Vice President (Kathleen McCaughey):**
      (1) Policy review, start again, one at a time
         - Two policies were sent out, will review at November Board meeting
   c. **Treasurer/Finance (Charles Ewing):**
      (1) 2026 Budget needs for committees needed
      (2) EC meeting needed before end of month
      (3) Dues holiday possible for November and December
      (4) D&O renewal in December, budgeted $ may not be enough
      (5) What should reserves look like? Reserves Policy discussion
   d. **Secretary (Larry Dragan):**
      (1) Reviewed and approved the October GRIT
      (2) Ice Cream Social participation.

7. **COMMITTEE REPORTS:**
   a. **Architectural Control Committee** (Phil Krehbiel, Chair)
      (1) **Highlights of activity since the last Board meeting:**
         - 942 Bobcat NE-Construction started, neighbor is upset.
         - 10 Sandia Heights Dr NE-Partial 2 story house construction, received letter from Attorney, requesting stop order, October 17, 2025 deadline. ACC granted variances in order to build house and approval to build. Potential claim, sent information to insurance. Letter will be sent in response by SHHA attorney.
      (2) **Requests for Board Action:** N/A

   b. **Covenant Support Committee** (Stan Davis, Chair)
      (1) **Highlights of activity since the last Board meeting:**
         - September Received 6, Closed 9, Open 12
         - AirBnB update-met with the HO, they will report in 90 days as to the status of keeping an AirBnB, move in, sell house.
         - Phil K provided wording we could use for non-litigious letters to have SHHA attorney send.
         - Dealing with "many" violators who are incommunication and/or decline to comply with covenants. Should change the word from many to a few.
         - CSC would benefit from another involved/active member or two. Otherwise, it will take long for us to conduct investigations.
         - CSC and ACC will meet with HO regarding lighting and poles next week.
      (2) **Requests for Board Action:** N/A

c. **Community Service & Membership Committee** (Cathy Yandell, Chair)

(1) **Highlights of activity since the last Board meeting:**

- We updated and distributed welcome bags to new residents.
- In process: we would like to sponsor one community event each quarter. The next idea: a holiday brunch at The Homestead. Jory Rosen will no doubt provide free coffee, and we'll see how much our committee can put forward toward the pastries (maybe subsidize a discount).
- Final approval of the CS&M Charter, updated from 2022. Awaiting Board approval before making any changes to the website.
- Ice Cream Social was a great success, thanks to the contributions of many people, including Board members-thanks to all who helped!

(2) **Requests for Board Action:** N/A

d. **Communications & Publications Committee (Claudia Mitchell, Chair)**

(1) **Highlights of activity since the last Board meeting:**

- Any revisions/updates to the committee description in the Resource Guide and Directory must be emailed to me before Nov 7.
- Resource Guide section updates/edits completed. Will ask for committee description updates from BOD Oct. 8
- GRIT production process document complete, will put on SHHA BOD sharepoint
- Project of reviewing website for ease of navigation continued
- Still looking for C&P Committee Chair editor for Claudia's replacement as of Feb 2026

(2) **Requests for Board Action:** N/A

e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)

(1) **Highlights of activity since the last Board meeting:**

- Focus on tumbleweeds-SHHA resident requesting two additional cleanups focused on tumbleweeds.
- Considered a green waste container to make it more green waste friendly

(2) **Request for Board Action:** Clean up trash date: **October 25th** 8:30

f. **Executive Committee**

(1) **Highlights of activity since the last Board meeting:** N/A

(2) **Request for Board Action:** N/A

g. **Finance Committee** (Charles Ewing, Chair)

(1) **Highlights of activity since the last Board meeting:**

- Reimbursement check issued to Heidi Komkov for $201.74 for Microsoft expenses Feb-Sept 2025

(2) **Request for Board Action:** N/A

i. **Governance Committee** (Kathleen McCaughey, Chair)

(1) **Highlights of activity since the last Board meeting:**

- Procedure for the Annual meeting will be sent out soon

(2) **Requests for Board Action:** N/A

i. **Nominating Committee (Kathleen McCaughey, Chair)**
   (1) **Highlights of activity since the last Board meeting:** N/A
   (2) **Requests for Board Action:** N/A

j. **PNM Special Task Group (Mark Humphrey, Chair)**
   (1) **Highlights of activity since the last Board meeting:**
   (2) **Requests for Board Action:** N/A

k. **EXECUTIVE SESSION:** N/A
l. **UNFINISHED BUSINESS:** N/A
m. **NEW BUSINESS:**
- Motion to amend CS&M charter Cathy, Claudia seconded PASSED UNANIMOUSLY
- Notice of noncompliance filed with Bernalillo County-title companies will find out about it when they do a title search. Would need Board approval. Letter filed to Bernalillo County Clerk, saying that the house is not in compliance with covenats.

n. **ANNOUNCEMENTS/BOARD COMMENTS:**
o. **NEXT MEETING:** The next Board meeting is scheduled for November 12, 2025.
p. **ADJOURNMENT:** 7:24 pm

Larry Dragan

Larry Dragan, Secretary

11-12-25

Date

Kathleen McCaughey

Kathleen McCaughey, Vice President

11/12/25

Date