

BOARD MEETING AGENDA
SHHA Monthly Board Meeting December 10, 2025, at 4:00 PM
SHHA OFFICE IN-PERSON MEETING AND VIA TEAMS

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Meeting ID: 286 252 418 451

Passcode: RZ2Gy9ti

Prepared by Trish Lovato

1. **CALL TO ORDER:** The monthly SHHA Board Meeting will be called to order by the President at 4:00 PM.
2. **ATTENDANCE:** A quorum will be present. **P: Present; E: Excused; A: Absent**

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

*Special task lead

Staff:

Trish Lovato

Guest(s) introduction and comments (3 minutes):

3. **APPROVAL OF November 12, 2025, Board meeting Agenda**
 - a. Motion to approve meeting agenda
4. **CONSENT AGENDA ACCEPTANCE:**
 - Architectural Control Committee (ACC)
 - 11/19/25
 - 12/3/25
 - Communication & Publications Committee (C&P)
 - 12/2/25
 - Community Service & Membership (CS&M) N/A
 - Covenant Support Committee (CSC)
 - 12/2/25
 - Environment & Safety Committee (E&S)
 - 11/18/25
 - Finance Committee (FC)
 - Governance Committee (GC)
 - 11/10/25
 - 11/24/25

- 12/1/25
- Nominating Committee (NC)
- g. PNM Special Task Group

5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE

- a. Any changes to the November minutes as posted? Accepted, or Accepted with Changes

6. OFFICER REPORTS

- a. **President (Jim Stewart):**
 - (1) PNM
 - (2) Ezee Fiber
- b. **Vice President (Kathleen McCaughey):**
 - (1) Next steps for Annual Meeting
- c. **Treasurer/Finance (Charles Ewing):**
 - (1) Update of D&O Insurance coverage
 - (2) Motion to accept and approve Finance Committee Financial Report Review of 2025
 - (3) Motion to increase tram ticket price to \$13 January 1, 2026
 - (4) Motion to accept and approve 2026 Budget
 - (5) Motion to accept and approve 2026 Financial Reserve designations
 - (6) Motion to approve consideration of new Payroll Processor
 - (7) Form of disclosure of long-term obligations
 - (8) Discussion of information and technology Annual review
 - (9) Motion to acknowledge cancellation of December dues holiday
- d. **Secretary (Larry Dragan): N/A**

7. COMMITTEE REPORTS:

- a. **Architectural Control Committee (Phil Krehbiel, Chair)**
 - (1) **Highlights of activity since the last Board meeting:** N/A
 - (2) **Requests for Board Action:** N/A
- b. **Covenant Support Committee (Stan Davis, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - Complaints: Accepted 5, Worked 16, Closed 4, Open at end of November-12.
 - GRIT December: “Backstory on Setbacks”.
 - CSC workshop in January
 - Amend Charter work underway (for approval at January Board meeting)
 - Amend OP&G document work underway (for approval at March Board meeting)
 - (2) **Requests for Board Action:**
 - Board approval for attorney fees for non-litigious attorney letter (this meeting)
- c. **Community Service & Membership Committee (Cathy Yandell, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - December 7 Homestead Brunch
 - Continue to deliver welcome bags.
 - (2) **Requests for Board Action:** N/A
- d. **Communications & Publications Committee (Claudia Mitchell, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - GRIT changes in process/production/format
 - Heidi Komkov presented a new plan to continue the GRIT online and in print

- Heidi will assume the role of Editor with the Jan GRIT
 - GRIT opening rate of the link to emailed copy was 226 on Dec 1, surpassing November total of 189.
 - Project of revising website for ease of navigation is complete
 - Will present to Executive Committee Prior to presenting to general BOD mtg in Jan
 - Honored and said Farewell to C&P Committee member, Elizabeth Edgren
- (2) Requests for Board Action: N/A**

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

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

- PNM signs
- Webpage

(2) Request for Board Action: N/A

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:

(2) Request for Board Action:

- **Nominating Committee (Kathleen McCaughey, Chair)**

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

- Vote on Officer Slate—No President
- Rotating President Process

(2) Requests for Board Action:

- Motion to accept Rotating President process
- Motion to approve Officer slate

- **Governance Special Task Group (Kathleen McCaughey, Chair)**

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

- Bylaws completion
- Outcomes from the Board input on the Bylaws

(2) Requests for Board Action:

- Motion-Board accept Bylaws Revision
- Membership vote on the Bylaws in February or not

- **PNM Special Task Group (Mark Humphrey)**

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

(2) Requests for Board Action: N/A

- **Office staff (Trish)**

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

- Office closing in December 25-January 1, Open on January 2, 2026

- **EXECUTIVE SESSION: N/A**

- **UNFINISHED BUSINESS:**
 - **Update to Dispute Resolution Policy-Motion**
- **NEW BUSINESS:**
 - (1) 2026 Budget final update-Motion
- **ANNOUNCEMENTS/BOARD COMMENTS:**
- **NEXT MEETING:** The next Board meeting is scheduled for January 14, 2026.
- **ADJOURNMENT:**