

BOARD MEETING AGENDA
SHHA Monthly Board Meeting April 9, 2025, at 6:30 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 6:30 PM.
2. **ROLL CALL:** 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 | |
| Treasurer – Charles Ewing | Claudia Mitchell | |
| ACC Chair- Phil Krehbiel | Art Romero | |
| CSC Chair- Stan Davis | Randy Tripp | |

Staff:

Trish Lovato

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

Paul Baumgartner

3. **APPROVAL OF April 9, 2025 Board meeting Agenda**
 - a. Motion to approve meeting agenda
 - a. **CONSENT AGENDA APPROVAL:**
 - b. Architectural Control Committee (ACC)
 - a. March 19, 2025
 - b. April 2, 2025
 - c. Communication & Publications Committee (C&P)
 - a. April 1, 2025
 - d. Community Service & Membership (CS&M) None to report
 - e. Covenant Support Committee (CSC) None to report
 - f. Environment & Safety Committee (E&S)
 - a. April 1, 2025
 - g. Information Technology Committee (ITC) None to report
 - h. Finance Committee (FC) None to report
4. **OFFICER REPORTS**
 - a. **President (Jim Stewart):**
 - b. **Vice President (Kathleen McCaughey):**

- (1) Governance work to be discussed in new business
- (2) On Boarded Larry Layne
- (3) Adhoc "Nominating Committee" interviewed Paul Baumgartner
- (4) Transparency policy

c. Treasurer/Finance (Charles Ewing):

d. Secretary (Larry Dragan):

- (1) Annual BernCo report complete
- (2) Review Annual meeting minutes

5. 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:**

- Statistics for March-Received/Opened 4, Closed 5, Open 13.
- GRIT Article submitted: "Procedures for Property Owners to Amend Their Unit Covenants".
- A Sharepoint site was created by the IT committee for the CSC.
- Confirmed policy re/ sending "notes" to the County Clerk.
- Confirmed policy re/ political signs: we will not be enforcing removal.
- Confirmed policy re/ ACC-related complaints: they stay with CSC until ATF application has been received by the ACC.
- ACC/CSC Liaison = Paul Baumgartner.

(2) **Requests for Board Action:**

- Motion for Revised Charter Approval

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

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

- Easter egg hunt 4/12, 10-12 @ Little Cloud Park
- Shredding event 4/26, 10-12 @ SHHA office parking lot

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

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

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

- Resident Guide & Directory sent to printer March 28, completion date estimated at April 15
- Discussed errors found on website: incomplete/missing data, broken links
 - Will compile list for correction by office or IT contact
 - All-in-all, not that much needs to be done
- Started review of Charter & Bylaw
 - Submitted revised bylaw to Governance committee
 - Deferred review of R&R to next mtg.
 - Note that Terry Walker has joined C&P committee and fulfills our bylaw requirement for two board members
- Discussion: Committee chair needs to be authorized to consult with or assign tasks to our webmaster. Suggestion of a \$\$ amount limit above which board approval must be obtained. This may require a BOD motion?

(2) **Requests for Board Action:**

- e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- Tabletop Exercise – great coordination between critical responders, had plans for response, and backups if needed; provided focus areas for Seminar
 - Wildfire Response Seminar – mark your calendars, April 24, 5-7 pm
- (2) **Requests 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. **IT Committee** (Heidi Komkov, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- (2) **Requests for Board Action:** N/A

- h. **Governance Committee** (Kathleen McCaughey, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- Recommending 4 Bylaws changes, discussion in New Business
- (2) **Requests for Board Action: Three Motions**

6. **EXECUTIVE SESSION:** N/A

7. **UNFINISHED BUSINESS:**

- a. Transparency Policy update

8. **NEW BUSINESS:**

- a. Nominating Committee motion-Paul Baumgartner
- b. CSC motion-Revised CSC Charter
- c. Motion to change Board meeting start time to 6pm
- d. Motion to separate Nominating Committee from Governance Committee
- e. Proposed Bylaws changes:
- (1) Article II. OBJECT – Mission/Purpose & Values
- (2) New Article to follow OBJECT - Scope & Authority
- (3) Article III. MEMBERS Definition

9. **ANNOUNCEMENTS:**

10. **NEXT MEETING:** The next Board meeting is scheduled for May 14, 2025

11. **ADJOURNMENT:**