

BOARD MEETING AGENDA
SHHA Monthly Board Meeting May 14, 2025, at 6:00 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 6:00 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		Paul Baumgartner	
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):

3. **APPROVAL OF May 14, 2025 Board meeting Agenda**
 - a. Motion to approve meeting agenda
4. **CONSENT AGENDA APPROVAL:**
 - a. Architectural Control Committee (ACC)
 - (1) April 16, 2025
 - (2) May 7, 2025
 - b. Communication & Publications Committee (C&P)
 - (1) May 6, 2025
 - c. **Community Service & Membership (CS&M)**
 - d. Covenant Support Committee (CSC)
 - (1) April 8, 2025
 - (2) May 6, 2025**
 - e. Environment & Safety Committee (E&S) N/A
 - f. Information Technology Committee (ITC) N/A
 - g. Finance Committee (FC) N/A
 - h. Governance Committee (GC) N/A

i. Any changes to the April Board minutes as posted? Yes/No/Accepted

5. OFFICER REPORTS

- a. **President (Jim Stewart): N/A**
- b. **Vice President (Kathleen McCaughey): N/A**
- c. **Treasurer/Finance (Charles Ewing): N/A**
- d. **Secretary (Larry Dragan): N/A**

6. 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:**
 - a) April complaint statistics, Received 4, Closed 4, Open 13
 - b) Submitted article to THE GRIT for June: "Online Resident Guide: Covenant Complaint and Violation Resolution Process"
 - c) New items available on website:
 - CSC Charter
 - Resident Guide
 - d) Initiated dialog with P&VP re/Professional Mediation and Binding Arbitration process

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

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

- (1) **Highlights of activity since the last Board meeting:**
 - a) Easter Egg Hunt-Success
 - b) Shredding event-Success
 - c) Discussion of Town Hall meeting
- (2) **Requests for Board Action:**
 - a) Update Welcome letter to new residents

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

- (1) **Highlights of activity since the last Board meeting:**
 - a) Resident Guide and Directory went into production at printers May 6, 2025
 - b) Real Estate info card email went out for the second time April 21, will email this out quarterly
 - c) Website monitoring:
 - Found 17 inoperable links, 2 fixed, report on remaining 15 to Heidi
 - Created a "contact" tab on website homepage to make it easier for residents to find (was hidden under "info" tab)
 - With June issue will be able to monitor accurately the opening rate of the link to the GRIT embedded in the monthly email announcing availability of new issue
 - Reviewed our advertising policy and will now have signed agreement for new advertisers

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

- e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Approx. 140 attendees at Wildfire Seminar
 - b) Presentations/Information now on Website
 - (2) **Requests for Board Action: N/A**

- f. **Executive Committee**
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Discussed process for Bylaws revisions
 - (2) **Request for Board Action: N/A**

- g. **IT Committee** (Heidi Komkov, Chair)
 - (1) **Highlights of activity since the last Board meeting: N/A**
 - (2) **Request for Board Action: N/A**

- h. **Governance Committee** (Kathleen McCaughey, Chair)
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Member Definition poll
 - b) Rewrite of Charter
 - (2) **Requests for Board Action:**
 - a) Motion: Adopt the new modified Governance Committee Charter.

- i. **Nominating Committee (Kathleen McCaughey, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - a) On Boarded Paul Baumgartner
 - b) Rewrite of the Charter
 - (2) **Requests for Board Action:**
 - a) Motion: Adopt the new modified Nominating Committee Charter.

- 7. EXECUTIVE SESSION: N/A**
- 8. UNFINISHED BUSINESS: N/A**
- 9. NEW BUSINESS:**
 - a. Motion: Adopt the new modified Governance Committee Charter.
 - b. Motion: Adopt the new modified Nominating Committee Charter.
 - c. Motion: Adopt Welcome Letter
- 10. ANNOUNCEMENTS:**
- 11. NEXT MEETING:** The next Board meeting is scheduled for June 11, 2025
- 12. ADJOURNMENT:**