

BOARD MEETING MINUTES
SHHA Monthly Board Meeting June 11, 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 was called to order by the Vice President at 6:00 PM.
2. **ROLL CALL:** A quorum was present. **P: Present; E: Excused; A: Absent**

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

Staff:

Trish Lovato - Present

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

Kindred Murillo-Present

3. **APPROVAL OF June 11, 2025 Board meeting Agenda**
 - a) Motion to approve meeting agenda **APPROVED**
4. **CONSENT AGENDA APPROVAL:**
 - a. Architectural Control Committee (ACC)
 - (1) May 21, 2025 minutes
 - (2) June 4, 2025 minutes
 - b. Communication & Publications Committee (C&P)
 - (1) June 3, 2025 minutes
 - c. Community Service & Membership (CS&M)
 - (1) May 22, 2025 minutes
 - d. Covenant Support Committee (CSC)
 - (1) June 3, 2025 minutes
 - e. Environment & Safety Committee (E&S)
 - (1) May 27, 2025 minutes
 - f. Information Technology Committee (ITC) N/A
 - g. Finance Committee (FC) N/A
 - h. Governance Committee (GC)

- (1) May 23, 2025 minutes
- i. Nominating Committee (NC)
- (1) May 22, 2025 minutes
- j. Any changes to the May Board minutes as posted? **Accepted**, or Accepted with Changes

5. OFFICER REPORTS

a) President (Jim Stewart): N/A

b) Vice President (Kathleen McCaughey)

- (1) Consent Agenda-Continue or not?
 - Meaning that you understand the Minutes of each Committee? Yes or ask questions before approving the consent agenda.
- (2) Assessment results-focus on first area of need
 - Can we have the abbreviated and the full report? Yes
 - Consensus? – majority consensus
 - Respectful comments
- (3) Making the Decision-Making Process Clearer-Your Thoughts and RONR
- (4) Assessment summary-review results, any suggestions on areas to work?

c) Treasurer/Finance (Charles Ewing):

- All four officers are now signers at the bank.
- June 5 notified of additional \$11k being reimbursed from insurance on Morales case
- Charles will put together an explanation sheet to understand the Treasurer report. Will present in August Board meeting
- Orientation of new Board members on financials would be very helpful
- Why is the incoming dues different each month?
- Jan/Feb expenses for Executive committee legal? Why?

d) Secretary (Larry Dragan):

- (1) Completed Bank of Albuquerque signature authorization
- (2) June GRIT review

6. COMMITTEE REPORTS:

a) Architectural Control Committee (Phil Krehbiel, Chair)

- (1) **Highlights of activity since the last Board meeting:**
 - a) Summary of committee activity
 - b) Meet twice a month, 6 members, 1 liaison.
 - c) 125 applications through the end of May
 - d) No current litigations
 - e) Approved and not approved applications will be added to the GRIT next month
 - f) What is the problem with white roofs? The glare/reflectivity
- (2) **Requests for Board Action: N/A**

b) Covenant Support Committee (Stan Davis, Chair)

- (1) **Highlights of activity since the last Board meeting:**
 - a) Complaint statistics, Received 0, Closed 2, Open 11
- (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) CS&M new letter went into the Welcome bags
 - b) Revision of the SHHA magnet in process
 - c) July social event BBQ possibility at Highpoint Sports and Wellness
- (2) **Requests for Board Action: N/A**

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

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

- a) Resident Guide and Directory mailed out last week in May, project completed
- b) July GRIT issue will be "SHHA Golden Anniversary" issue to commemorate the signing of the articles of incorporation of the SHHA in July 1975
 - Materials are complete
- c) Website Monitoring:
 - Broken link report sent to Heidi
 - Sanitation Calendar access set up directly under the "information" tab on homepage
 - Will begin review of website for navigability/ease of use/relevant, complete and up-to-date materials in July
- d) Have signable agreement for advertisers, will be utilized at beginning of 2026 advertising renewals of advertisers
- e) Policies and Procedures reviewed and will be rewritten for approval at July meeting
- f) Claudia's appointment as Chair will end in December, she is looking for an Editor and layout person.
- g) Does everyone get the GRIT emailed to them? Emailed out twice in June?
- h) Possibility to hire it out professionally. Could possibly transition in 2026.

(1) Requests for Board Action: N/A

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

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

- a) Focusing on Fireworks/Fires
 - Insert in the SHS billing
- b) The Bears are coming
 - Insert in the SHS billing
 - Suggested to SHS to start the pick up later on the east side

(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. Finance Committee (Charles Ewing, Chair)

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

(2) Request for Board Action: N/A

h. IT Committee (Heidi Komkov, Chair)

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

- a) Need additional members
- b) Classified ads-babysitters, yard work, etc on the website, ideas?

(2) Request for Board Action: N/A

i. Governance Committee (Kathleen McCaughey, Chair)

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

- a) Example #1-Definition of member
- b) Example #2-Elections

- c) Governing Documents hierarchy-please your comments/changes on the sticky notes for GC
- d) Many like the red line changes.
- e) Need to add regarding member dues delinquency.
- f) Plurality vote should not change.
- g) If you have changes or suggestions on Bylaws, please send to Kathleen.

(2) Requests for Board Action:

- a) Bylaws-sections needing updating, missing, etc

k. Nominating Committee (Kathleen McCaughey, Chair)

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

- a) 2/2026 will be at minimum Board members if nothing else changes
- b) Ask again, Committee Chairs for possible Board Members-best positioned

(2) Requests for Board Action:

- a) All need to be working on getting new Committee members, Chairs, and possible Board members

l. EXECUTIVE SESSION: N/A

- m. **UNFINISHED BUSINESS:** Choosing a mediator should be done as necessary on a case by case situation. Should come up with a list of retired judges/mediators to choose from when needed.

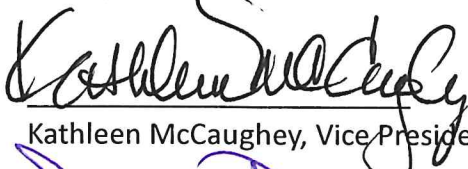
n. NEW BUSINESS:

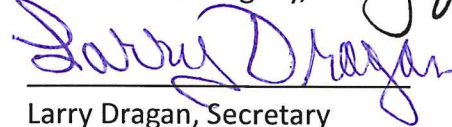
- (1) New cameras on Tramway, making progress. Possible GRIT article
- (2) Staffing hour changes. Office open hours will remain the same. Staff will work staggered four 8-hour days, giving them each a 3-day weekend.

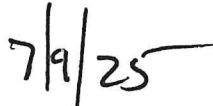
o. ANNOUNCEMENTS: N/A


- p. **NEXT MEETING:** The next Board meeting is scheduled for July 9, 2025.

q. ADJOURNMENT: 7:31 pm


 Kathleen McCaughey, Vice President


 Larry Dragan, Secretary


 Date


 Date