

BOARD MEETING MINUTES
SHHA Monthly Board Meeting July 9, 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 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	E	Paul Baumgartner	P
Treasurer – Charles Ewing	E	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):

Andrea Edmonds - PRESENT

3. **APPROVAL OF July 9, 2025, Board meeting Agenda**
 - a. Motion to approve meeting agenda **APPROVED**
4. **CONSENT AGENDA ACCEPTANCE: ACCEPTED**
 - a. Architectural Control Committee (ACC)
 - (1) June 18, 2025
 - (2) July 2, 2025
 - b. Communication & Publications Committee (C&P)
 - (1) July 1, 2025
 - c. Community Service & Membership (CS&M)
 - (1) June 26, 2025
 - d. Covenant Support Committee (CSC)
 - (1) July 1, 2025
 - e. Environment & Safety Committee (E&S)
 - (1) June 24, 2025
 - f. Information Technology Committee (ITC) N/A
 - g. Finance Committee (FC)
 - (1) June 18, 2025
 - h. Governance Committee (GC)

(1) June 9, 2025

(2) June 23, 2025

i. Nominating Committee (NC) N/A

5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE

a. Any changes to the June Board minutes as posted? **Accepted**, or Accepted with Changes

6. OFFICER REPORTS

a. **President (Jim Stewart): N/A**

b. **Vice President (Kathleen McCaughey):**

(1) Board member job description-Commitment and term, expectations, duties, etc.

(2) Enforcement authority through assignments-Each Unit has been assigned to SHHA by someone, Sandia Peak Tram Co, builder, other HOA, Binding covenants (enforceable), NTE and HL have a different paragraph, North O does not have the paragraph. SHHA has legally been given the authority to enforce covenants. Kathleen and Phil will schedule a meeting with Jim to discuss.

c. **Treasurer/Finance (Charles Ewing): N/A**

d. **Secretary (Larry Dragan):**

(1) Reviewed and approved the July GRIT

(2) Participated in interview of potential new Board member

7. COMMITTEE REPORTS:

a. **Architectural Control Committee (Phil Krehbiel, Chair)**

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

a) Summary of committee activity- June 54 applications, disapprovals of applications were published in July, reasons will be posted also in next GRIT

(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 5, Closed 6, Open 10

(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) New resident bags-behind on delivering packets

b) BBQ-July 26, 5pm @ Highpoint Sports and Wellness-must RSVP, will need helpers
Neighborhoods afternoon out-Ice cream social-September 21

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

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

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

a) Successfully set up monitoring of monthly link to GRIT opening rate. Was 40% for June issue

b) Policies and Procedures final review/revision completed. Sent to Governance Committee

c) Discussed backup for current GRIT layout

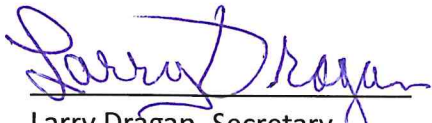
d) Solicitation beginning for new GRIT editor (will resign at EO BOD term, Jan. 2026)

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

- e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Focus on Garbage Cans and fireworks-Email blasts, SHS inserts, discussions with SHS
 - (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** (Larry Dragan)
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Meeting update-Membership Dues, Tram passes and Reserves will be discussed further and reported to the Board
 - b) Assigned Financial topics for review
 - (2) **Request for Board Action: N/A**
- h. **IT Committee** (Heidi Komkov, Chair)
 - (1) **Highlights of activity since the last Board meeting: N/A**
 - (2) **Request for Board Action: N/A**
- i. **Governance Committee** (Kathleen McCaughey, Chair)
 - (1) **Highlights of activity since the last Board meeting: expanded Purpose**
 - (2) **Requests for Board Action: See new business**
- j. **Nominating Committee** (Kathleen McCaughey, Chair)
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Met with potential new Board member
 - (2) **Requests for Board Action:**
 - a) Motion to approve Andrea Edmonds **APPROVED**
- k. **EXECUTIVE SESSION: N/A**
- l. **UNFINISHED BUSINESS: N/A**
- m. **NEW BUSINESS:**
 - (1) **Articles of Incorporation revision discussion-as part of the governance all documents should be aligned, good reasons to make changes to the AOI, general clause needed**
 - (2) **Website community documents/new policy discussion-there are many policies that could be placed on this page, only 4 items there now, conflict of interest. Governing documents on one page on the website. How do you want to address the policies that need to be approved?**
Meeting to review and then send out to Board members for approval.
- n. **ANNOUNCEMENTS/BOARD COMMENTS:**
 - Many solicitors for solar and pest control in SH, SH Security says that solicitation is not allowed along tramway
 - Maybe invest in No solicitation sign for neighborhoods, help neighborhood with projects that nobody wants to take care of
 - EC needs to meet more often to discuss items before the Board meeting
 - Annual Art Tour Sept 6-7
- o. **NEXT MEETING: The next Board meeting is scheduled for August 13, 2025.**
- p. **ADJOURNMENT: 7:14pm**


Kathleen McCaughey, Vice President

9/10/25
Date


Larry Dragan, Secretary

9-10-25
Date