

BOARD MEETING AGENDA
SHHA Monthly Board Meeting August 13, 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. **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			
CSC Chair- Stan Davis		Randy Tripp			

Staff:

Trish Lovato –via TEAMS

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

3. **0APPROVAL OF August 13, 2025, Board meeting Agenda**
 - a. Motion to approve meeting agenda
4. **CONSENT AGENDA ACCEPTANCE:**
 - a. Architectural Control Committee (ACC)
 - July 16, 225
 - August 6, 2025
 - b. Communication & Publications Committee (C&P)
 - August 5, 2025
 - c. Community Service & Membership (CS&M)
 - July 24, 2025
 - d. Covenant Support Committee (CSC)
 - August 5, 2025
 - e. Environment & Safety Committee (E&S)
 - July 29, 2025
 - f. Information Technology Committee (ITC) N/A
 - g. Finance Committee (FC)

- July 31, 2025
- h. Governance Committee (GC)
 - July 21, 2025
- i. Nominating Committee (NC) N/A

5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE

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

6. OFFICER REPORTS

- a. **President (Jim Stewart): N/A**
- b. **Vice President (Kathleen McCaughey):**
 - (1) Seven Policy reviews and approval
- c. **Treasurer/Finance (Charles Ewing): N/A**
- d. **Secretary (Larry Dragan):**
 - (1) Reviewed and approved the August GRIT
 - (2) Signage review

7. COMMITTEE REPORTS:

- a. **Architectural Control Committee** (Phil Krehbiel, Chair)
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Summary of committee activity
 - (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 for July-Accepted 6, Closed 4, Open 13
 - b) Discuss “tweaking” wording of our formal letters.
 - c) Decide to not send 1st letters certified mail with signature confirmation
 - d) Complaint statistics for June-Accepted 6, Closed 7, Open 11
 - e) Vote to approve revised/amended CSC OP&G doc.
 - f) CSC Monthly Activity Log Excel file is not being emailed anymore; instead it will be made available in the CSC SharePoint file.
 - g) Kathleen M discusses need for a GRIT article on why we do what we do. She may work with Stephen B. to get a draft started.
 - (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) BBQ-July 26 @ Highpoint Sports and Wellness HUGE SUCCESS!
 - b) Revisiting our committee’s Charter
 - c) Planning the Fall Ice Cream Social, along with Kathleen and the E&S Committee-the park permit has been applied for, and the insurance application is in process. Board volunteer needed for the event.
 - d) New T-shirts for volunteers and magnets for residents
 - (2) **Requests for Board Action: N/A**
- d. **Communications & Publications Committee (Claudia Mitchell, Chair) ☞**
 - (1) **Highlights of activity since the last Board meeting:**
 - a) Introduced two new committee members
 - b) New project: reviewing website for ease of navigation from resident POV

- c) Reviewing/revising/updating GRIT production process & style guide in preparation for new editor
- (2) Requests for Board Action: N/A**
- e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)
 - **Highlights of activity since the last Board meeting:**
 - a) Cleaning up Contractor Binders
 - **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-Dues, Tram passes and reserves
 - 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:**
 - a) Working to complete Bylaws by October
 - (2) Requests for Board Action: See new business**
- j. **Nominating Committee** (Kathleen McCaughey, Chair)
 - (1) Highlights of activity since the last Board meeting:**
 - a) Onboarded Andrea Edmonds
 - (2) Requests for Board Action:**
- k. **EXECUTIVE SESSION: N/A**
- l. **UNFINISHED BUSINESS: N/A**
- m. **NEW BUSINESS:**
 - Motion on the Policy review
 - Motion to Remove or Eliminate Reserves
- n. **ANNOUNCEMENTS/BOARD COMMENTS:**
- o. **NEXT MEETING: The next Board meeting is scheduled for September 10, 2025.**
- p. **ADJOURNMENT:**