BOARD MEETING MINUTES
SHHA Monthly Board Meeting August 13, 2025, at 6:00 PM
SHHA OFFICE IN-PERSON MEETING AND VIA TEAMS

Join the meeting now
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	P	Cathy Yandell	A
Secretary – Larry Dragan	P	Larry Layne	P	Paul Baumgartner	P
Treasurer – Charles Ewing	P	Claudia Mitchell	P	Andrea Edmonds	P
ACC Chair- Phil Krehbiel	A	Art Romero	P		
CSC Chair- Stan Davis	P	Randy Tripp	P		

Staff:
Trish Lovato –PRESENT via TEAMS

Guest(s) introduction and comments (3 minutes):
April and Scott Dales
John and Trisha Hall
Marcia

3. **APPROVAL OF August 13, 2025, Board meeting Agenda**
   a. Motion to approve meeting agenda APPROVED

4. **CONSENT AGENDA ACCEPTANCE: APPROVED**
   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):**
      (1) July and End of year results
      (2) Finances posted on website
      (3) 7/31/25 Finance committee meeting-reserves, recommendation to Board to reserve funds
      (4) Tram tickets history-GRT paid to SHS, are we responsible to collect GRT? CPA should recognize sale
      (5) Renewed commercial insurance package as of 8/15/25. Umbrella went from $5m to $1m
      (6) We are unique due to not owning any assets
   d. **Secretary (Larry Dragan):**
      (1) Reviewed and approved the August GRIT
      (2) Signage review-Drove around looking at signs, all of them are in good shape. Willow Bend has some wear and tear
      (3) $15000 in reserves for signage

7. **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) 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, Chris and Jeanne Hejt
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
d) Looking for a new Editor and layout person
e) Review the resource guide for your committee paragraph to make sure that it does not need any corrections.
f) Sandia Heights tour is coming

(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-Marcia is working on them
  b) DOT meeting- continued work all the way to Central. Montgomery is the worst intersection at this time. There was many SHHA residents at the meeting with concerns about speeding and noise, speeding over 65 is highest at San Rafael. Speed camera is working on San Rafael. Bike safety was also talked about. There will be no more merging lanes
  c) Signage – its ok to put signs on the Stop signs
- **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)

(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:

a) Suggests disbanding the IT committee
b) Common sense changes for the Webmaster will continue
c) Back up and a few other items, Charles is concerned about
d) IT and C&P joining-having a C&P committee dedicated to website issues

(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 September/October

b) Scott Turner to review the Bylaws before sending to membership

(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

b) Slate of Officers preparation for upcoming year

(2) Requests for Board Action:

k. **EXECUTIVE SESSION:** entered at 7:00, left Executive session at 7:21pm

l. **UNFINISHED BUSINESS:** N/A

m. **NEW BUSINESS:**

- Motion on the Policy review
  - Charles happy with the reduction of number of words, code of conduct for residents, do we need an addition to discuss removal of committee members, what kind of behavior would warrant that, Section 2 page 4 use of word shall or must, reword and bring back to the Board.
- Motion to start professional mediation procedures- passed unanimously
- Nonwaiver clause-
- Historical information-50 plus years of enforcement, people look to SHHA to enforce the covenants. Formed before the HOA act, created to enforce the covenants, NM HOA act does not say that you have to be a legitimate HOA to enforce the covenants.

- Scotts points-authority comes from the fact that we were identified by the developers
- Statutory law-you may enforce if you are not a HOA
- Owner to Owner, must read the whole covenant, consistent with NM law, non waiver the developer
- Conclusion we have the authority to enforce covenants in all units
  - Assignment from the developer.
  - All 38 units say we can enforce the covenants, 6 documents
  - Covenants are binding and run with the land
  - SHHA was formed before the HOA Act
  - NM HO Act does not say that you have to be a HOA to enforce the covenants
  - Nothing says an entity cannot enforce covenants
  - Our authority comes from the fact that contractually we have been identified by the developers that assigned this ability to enforce the covenants across all units.
  - You have to look at the whole covenant not just paragraphs, strong argument that's consistent with the NM law
  - Scott believes we are on firm legal footing in enforcing the covenants

n. **ANNOUNCEMENTS/BOARD COMMENTS:**

o. **NEXT MEETING: The next Board meeting is scheduled for September 10, 2025.**

p. **ADJOURNMENT: 7:54**

Kathleen McCaughey | 11/12/25

Kathleen McCaughey, Vice President | Date

Larry Dragan | 11-12-25

Larry Dragan, Secretary | Date