

BOARD MEETING AGENDA
SHHA Monthly Board Meeting September 10, 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

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

3. **APPROVAL OF August 13, 2025, Board meeting Agenda**
 - a. Motion to approve meeting agenda
4. **CONSENT AGENDA ACCEPTANCE:**
 - a. Architectural Control Committee (ACC)
 - b. Communication & Publications Committee (C&P)
 - c. Community Service & Membership (CS&M)
 - d. Covenant Support Committee (CSC)
 - e. Environment & Safety Committee (E&S)
 - f. Information Technology Committee (ITC)
 - g. Finance Committee (FC)
 - h. Governance Committee (GC)
 - i. Nominating Committee (NC)
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):**
 - (1) PNM
- b. **Vice President (Kathleen McCaughey):**
 - (1) Policy updates voting, continued from last month
 - (2) Discussion on Committees, unified procedures
- c. **Treasurer/Finance (Charles Ewing): N/A**
- d. **Secretary (Larry Dragan):**
 - (1) Reviewed and approved the September GRIT

7. COMMITTEE REPORTS:

- a. **Architectural Control Committee (Phil Krehbiel, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - 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:**
 - Complaints: Accepted 5; Worked 18; Closed 4; Open at end 14.
 - Kathleen has withdrawn from the CSC.
 - Executive Session was used to review current complaints.
 - We discussed how there are 4 different kinds of County Zones inside SH.
 - We also discussed, briefly, the mapped distribution of the various “Enclaves” or “Sub-HOAs”.
 - South Unit 2 has a resident who is keen to spearhead effort to amend their covenants to prohibit short-term rentals.
 - 2) **Requests for Board Action:**
 - Pursue litigation for partial rental case.
- c. **Community Service & Membership Committee (Cathy Yandell, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - Neighborhood afternoon out/Ice Cream Social September 21 @1-3, participation sign up needed
 - (2) **Requests for Board Action: N/A**
- d. **Communications & Publications Committee (Claudia Mitchell, Chair) ^[OBJ]**
 - (1) **Highlights of activity since the last Board meeting:**
 - GRIT layout editor backup solved
 - As IT Committee disbands, C&P Committee will absorb IT Committee website oversight with inclusion of a “Website Liaison” position.
 - Currently Heidi will fill this position outside of the Committee
 - C&P Committee member has volunteered to be a “Liasion to the Liaison” & report C&P requests to Heidi for feasibility
 - Project of reviewing website for ease of navigation from resident POV will continue with the new “liaison” function as noted above
 - Made significant suggestions for website homepage
 - Committee reviewing Resident Guide for accuracy and updates for 2026 edition.
 - All Committee Chairs review their Committee descriptions and send to Terry Walker and cc C&P Chair.
 - Revisions due before November 7, 2025
 - Still looking for C&P Committee Chair and GRIT editor for Claudia’s replacement as of Feb 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:

- Vent Hardening Demo and BernCo Water Conservation at Neighborhood Afternoon Out

(2) Request 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:

- Second public use kiosk set up in the lobby for community members to fill out forms and evaluations.

(2) Request for Board Action:

- Oversight of the webmaster is being moved to the C&PC. Interested volunteers can continue to help the office with general IT support tasks without the formality of a committee.

i. Governance Committee (Kathleen McCaughey, Chair)

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

- Discussion to change from Plurality to majority vote

(2) Requests for Board Action: See new business

j. Nominating Committee (Kathleen McCaughey, Chair)

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

(2) Requests for Board Action: N/A

k. EXECUTIVE SESSION: N/A

1. UNFINISHED BUSINESS:

- Motion to Accept Policy Rewrites (Continuing Business)

NEW BUSINESS:

- Motion to Rescind NC to Governance (New Business)
- Motion to Operate Governance Committee as a Special Task (New Business)
- Motion to rescind the creation of the IT committee

m. ANNOUNCEMENTS/BOARD COMMENTS:

n. NEXT MEETING: The next Board meeting is scheduled for October 8, 2025.

o. ADJOURNMENT: