BOARD MEETING MINUTES
SHHA Monthly Board Meeting September 10, 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	P
Secretary – Larry Dragan	P	Larry Layne	P	Paul Baumgartner	P
Treasurer – Charles Ewing	P	Claudia Mitchell	P	Andrea Edmonds	E
ACC Chair- Phil Krehbiel	P	Art Romero	E		
CSC Chair- Stan Davis	P	Randy Tripp	P		

Staff:
Trish Lovato

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

3. **APPROVAL OF September 10, 2025, Board meeting Agenda APPROVED**
   a. Motion to approve meeting agenda

4. **CONSENT AGENDA ACCEPTANCE: APPROVED**
   a. Architectural Control Committee (ACC)
      - 8/20/25
      - 9/3/25
   b. Communication & Publications Committee (C&P)
      - 9/2/25
   c. Community Service & Membership (CS&M)
      - 8/28/25
   d. Covenant Support Committee (CSC)
      - 9/2/25
   e. Environment & Safety Committee (E&S)
      - 8/26/25
   f. Information Technology Committee (ITC) N/A
   g. Finance Committee (FC)
      - 8/25/25

h. Governance Committee (GC)
   - 8/11/25
   - 8/25/25

i. Nominating Committee (NC) N/A

5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE

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

6. OFFICER REPORTS

a. **President (Jim Stewart):**
   (1) PNM-90 days continuance of approval of power station to include powerlines. Introduction of Mark Humphry, offered to take the lead to stop the powerlines, Dave Campbell, retired attorney willing to help, would like to retain counsel. Set up retainer, plan a community meeting with HOA, and PNM. Need a strategic plan. Questionaire, yard signs, etc

b. **Vice President (Kathleen McCaughey):**
   (1) Policy updates voting, continued from last month-errors corrected, changes, modifications
   (2) Discussion on Committees, unified procedures-procedures for committees, was the policy strong enough on removal of committee members, annual members review-attendance. Procedure does not have to be approved/voted like Bylaws. Sync and clarity to the Bylaws. Supplemental information to simplify the Bylaws. Send ideas to the Board, Kathleen will make changes.

c. **Treasurer/Finance (Charles Ewing):**
   (1) Financial update-Reserves established about 20 years ago. Reserve policy recommendation to review annually. Long term leases – make adequate , share drive is a financial review for non finance people

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-250 applications for 2025, 2 new builds, 6 additions, 5 committee members, 1 new member next week, still need additional members

   (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. Tables available from Greg, they will need to be picked up
- Free coupons from the Homestead, limited menu at the time, building a relationship with them
- New system to deliver welcome bags
- Tshirts available to volunteers, please wear to the Ice Cream Social

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

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

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

- GRIT layout editor backup solved, new member Chris Cantrell will assist
- 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-if you know of anyone who is interested please let Claudia know
- Traffic on website goes to Tram tickets, GRIT, Covenants, ACC

(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-Anyone can offer their home.

(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:**

- Next Board meeting will give a decision on dues Holidays

(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 for new Directors-1 thought-has served us well for 50 years, 2-voting by the members makes residents feel included, 3-1 vote per household as paying due, 4-Absentee and digital voting, 5-how would it effect voting out the whole Board, 6-the residents have plenty of chance to be involved in the Board, 7-residents want their vote to matter,

(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

l. **UNFINISHED BUSINESS:**

- Motion to Accept Policy Rewrites (Continuing Business)
    - Second by Cathy
    - Who determines what is a political opinion?
    - Affiliates the word is to Broad
    - Page 8, needs to include litigation
    - Page 7, what's a close relative
    - Political opinion
    - Sexual harassment-recommendation clarify definition on the left side
    - Dispute resolution-we have to try but if they refuse to mediate then offer arbitration
    - Motion Rescinded

NEW BUSINESS:

- Motion to Rescind NC to Governance (New Business) Second Martin Unanimously approved
- Motion to Operate Governance Committee as a Special Task (New Business) Second by Claudia 1 oppose, motion passed
- Motion to rescind the creation of the IT committee Second by Phil – unanimously passed
- Motion to Establish a policy and guideline for establishing and reviewing capital reserves and annual review to ensure financial stability Second by Kathleen passed

- Motion to approve funds to $3000 plus a 10% cushion to start legal proceedings to pursue resolution of a covenant violation regarding partial house rental Second by Paul, 4 for 10 against, did not pass

m. **ANNOUNCEMENTS/BOARD COMMENTS:**

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

o. **ADJOURNMENT: 8:20 pm**

Larry Dragan | 11-12-25

Larry Dragan, Secretary | Date

McCaughey | 11/12/25

McCaughey, Vice President | Date