

BOARD MEETING MINUTES
SHHA Monthly Board Meeting January 14, 2026, at 4:00 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 4:00 PM.
2. **ATTENDANCE:** A quorum was present. **P: Present; E: Excused; A: Absent**

Officers		Directors		Directors	
President – Jim Stewart	P	Paul Baumgartner	P	Larry Layne	P
Vice President – Kathleen McCaughey	P	Stan Davis	P	Claudia Mitchell	P
Secretary – Larry Dragan	P	Andrea Edmonds	P	Art Romero	P
Treasurer – Charles Ewing	E	Martin Kirk	E	Randy Tripp	P
		Heidi Komkov	P	Terry Walker	P
		Phil Krehbiel	P	Cathy Yandell	P

Staff:

Trish Lovato PRESENT

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

Merrilea Mayo-Presentation of website changes PRESENT

Kindred Murillo-Bylaws, Enforcement Authority document PRESENT

3. **APPROVAL OF January 14, 2026, Board meeting Agenda**
 - a. Motion to approve meeting agenda – Motion to modify agenda for Merrilea to present first 2nd by Claudia **APPROVED**
4. **CONSENT AGENDA ACCEPTANCE: **ACCEPTED** Motion by Art, 2nd by Randy**
 - a. Architectural Control Committee (ACC)
 - o 12/17/25
 - o 1/7/26
 - b. Communication & Publications Committee (C&P)
 - o 1/12/26
 - c. Community Service & Membership (CS&M)
 - d. Covenant Support Committee (CSC)
 - o 1/6/25
 - e. Environment & Safety Committee (E&S)
 - o 12/16/25
 - f. Finance Committee (FC)
 - g. Governance Committee (GC)
 - o 12/22/25

- o 1/12/26-too late, next meeting
- h. Nominating Committee (NC)

5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE

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

6. OFFICER REPORTS

a. President (Jim Stewart):

- (1) PNM-Draft of letter
- (2) Bus to PNM meeting-**Yes** or No

b. Vice President (Kathleen McCaughey):

(1) Preparing for Annual Meeting

- Send reports/slide to Trish-do not wait to the last minute
- Work questions as assigned, due date 2/6 to KGM-No questions have been turned in at this time
- Cathy's sign-up sheet: we need everyone's participation
- Questions needing to be answered:
 - o Plurality
 - o SHHA enforcement authority-Informational document only should be shared with membership. **MOTION TO DISEMINATE TO MEMBERSHIP 2nd Paul. WD motion and present in a week.** Define Grantor-give examples, define authority-the ability to prosecute, define enforcement. If membership doesn't know then they don't know that they can amend their amendments. SHHA prepared to help/assist membership to update Covenants.

c. Treasurer/Finance (Andrea for Charles Ewing):

- Charles sent out financials, no changes

d. Secretary (Larry Dragan):

- Reviewed and approved January 2026 GRIT-Thank you Heidi for January GRIT
- Preparation for Annual meeting

7. COMMITTEE REPORTS:

a. Architectural Control Committee (Phil Krehbiel, Chair)

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

- 364 applications for 2025, 355 applications for 2024, 304 applications for 2023
- 2 new builds applications in 2025

(2) Requests for Board Action: N/A

b. Covenant Support Committee (Stan Davis, Chair)

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

- Complaints for 2025: Carried over from 2024-10; Accepted 51; Worked on 62; Closed 49; Carried over into 2026-13.
- Committee membership in 2025: Retired 3; Gained 1; 6 by end of year
- Covenant restriction with most complaints=lights, followed by Boat/RV/U-trailer
- Amended CSC Charter (up for vote by Board)
- Amendment of CSC OP&G under progress.

(2) Requests for Board Action:

- Motion to approve amendments to the CSC Charter 2ND by Kathleen **APPROVED**

c. Community Service & Membership Committee (Cathy Yandell, Chair)

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

- Distributing welcome bags-145 New households in 2025
 - Planning for 2026 Annual meeting including volunteer task list and other SHHA events
 - Database sign in for Annual meeting-6 staff
- (2) Requests for Board Action:**
- Motion to appoint Chelsi Wieland as a committee member 2nd Claudia
APPROVED
- d. Communications & Publications Committee (Claudia Mitchell, Chair)**
- (1) Highlights of activity since the last Board meeting:**
- GRIT emailed link opening rate continues steady a bit below 50%
 - Website update project completed, Merrilea Mayo, project leader, will present at BOD mtg.
 - C&P committee must be ready to address any bugs of website update launch
 - Future committee responsibilities must include website maintenance:
 - Establishing SOPs for submissions/changes
 - Ongoing version controls
 - Content curation
 - Office staff must be involved/educated on new website processes
 - GRIT format/processes discussion
 - No Chair replacement
 - Future role of C&P will focus heavily on website for near future
 - New C&P member, Kathi Vogt, to be voted
- (2) Requests for Board Action:**
- Motion to appoint Heidi Komkov as a member of the C&P committee 2nd by Larry D. **APPROVED**
 - Motion to appoint Kathi Vogt as a member of the C&P committee 2nd by Art **APPROVED**
 - Board to appoint new Committee Chair-Vote at next meeting
- e. Environment and Safety Committee (Kathleen McCaughey, Chair)**
- (1) Highlights of activity since the last Board meeting: N/A**
- (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. Nominating Committee (Kathleen McCaughey, Chair)**
- (1) Highlights of activity since the last Board meeting:**
- Close nominations for Directors-one self nomination Robin Otten, NC interview on Friday (Possible 3rd rotation)
- (2) Requests for Board Action:**
- Special Board Meeting to be held this month – Vote on Director candidate, date to be determined

i. Governance Special Task Group (Kathleen McCaughey, Chair)

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

- Revised Bylaws with Scotts input
- Subsequent changes to Bylaws including Parliamentarian review - deemed to be administrative changes only
- Information Sessions to begin 1/28, 4 total, morning and evening
- Absentee Balloting

(2) Requests for Board Action:

- Accept as changed based on Scott's (attorney) approval or redo Motion **PASSED and ADOPTED**
- Motion to allow Absentee voting by members 2nd Larry L. **APPROVED**

j. PNM Special Task Group (Mark Humphrey)

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

(2) Requests for Board Action: N/A

k. Office staff (Trish)

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

- Trish out of office March 16-20, 2025
- Board name tags

l. EXECUTIVE SESSION: N/A

m. UNFINISHED BUSINESS:

n. NEW BUSINESS:

o. ANNOUNCEMENTS/BOARD COMMENTS: Huge Thank you to Claudia, we appreciate you!

p. NEXT MEETING: To be determined

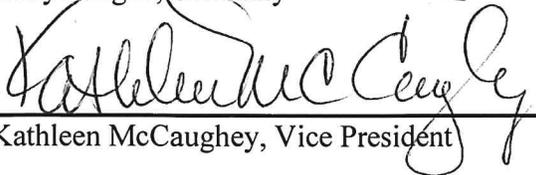
q. ADJOURNMENT: 5:51 pm



Larry Dragan, Secretary

3-27-26

Date



Kathleen McCaughey, Vice President

3/31/26

Date