

BOARD MEETING MINUTES
SHHA Monthly Board Meeting April 8, 2026, 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 was called to order by the President at 6:00 PM.

2.

Officers		Directors		Directors	
President – Robin Otten	P	Paul Baumgartner	P	Larry Layne	P
Vice President – Kathleen McCaughey	P	Stan Davis	P	Jim Stewart	E
Secretary – Larry Dragan	P	Andrea Edmonds	E	Randy Tripp	P
Treasurer – Charles Ewing	P	Martin Kirk	E	Terry Walker	P
		Heidi Komkov (via Teams)	P	Cathy Yandell	P
		Phil Krehbiel	P	Mark Humphrey*	

*PNM Special Task Group

Staff:

Trish Lovato

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

3. **APPROVAL OF April 8, 2026, Board meeting Agenda**

a. Motion to approve meeting agenda (**Accepted**, or Accepted with changes) 2nd by Randy

4. **CONSENT AGENDA ACCEPTANCE:** (**Accepted** or Accepted with changes) 2nd by Randy

a. Architectural Control Committee (ACC)

o 3/18/26

o 4/1/26

b. Communication & Publications Committee (C&P)

o 3/23/26

- c. Community Service & Membership (CS&M)
 - o 3/26/26
- d. Covenant Support Committee (CSC)
 - o 4/7/26
- e. Environment & Safety Committee (E&S)
 - o 3/31/26
- f. Finance Committee (FC)
- g. Governance Committee (GC)
 - o 3/9/26
 - o 3/23/26
- h. Nominating Committee (NC)
 - 3/25/26

5. PREVIOUS MONTH BOARD MEETING MINUTES

- a. Any changes to the March 11, 2026, meeting minutes as posted? (Approved, or Approved with changes) 2nd by Kathleen

6. OFFICER REPORTS

- a. **President (Robin Dozier Otten):**
 - Very busy on PNM issues
- b. **Vice President (Kathleen McCaughey):**
 - Stan/myself working North Unit 2 covenant changes regarding authority and short term rentals. Request legal funds.
 - Need funds for Scott to rework proposed legal wording. Six homeowners involved in revising covenants. They state that the majority of the Unit in agreement with the short term rentals. Office to send letters to unit and collect signatures not collected by residents walking around.
 - 3 areas being worked - Short term rentals, SHHA enforcement authority, and where appropriate bringing the covenant up-to-date with current legal standards.
 - Motion by Phil to allow up to \$5000 for correct legal wording from Scott 2nd by Charles Approved
- c. **Treasurer/Finance (Charles Ewing):**
 - QB problem, will have reports sent out soon
- d. **Secretary (Larry Dragan):**
 - April GRIT review
 - Attended NC meeting

7. COMMITTEE REPORTS:

- a. **Architectural Control Committee (Phil Krehbiel, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - No applications for new construction
 - 942 Bobcat approved last year-many emails complaining continue
 - (2) **Requests for Board Action: N/A**
- b. **Covenant Support Committee (Stan Davis, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - March activity: Accepted 7; Closed 5; Worked 16; Open EOM 13
 - April GRIT: "Plat Chat"
 - Discussion started with North Unit 2 re/covenant amendments

- Landscaping without approval-3 formal letters sent-Should the procedure start to file a record with the county clerk?
- (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 brief review of the Annual Meeting: what went well? Are there things we should change for next year? Record future meetings
 - Review of the revised Board welcome letter to new residents
 - The CS&M proposes to offer 1 (one) free Tramway ticket to enrolling households as an incentive to join the SHHA. New residents only.
 - New landing page on website for new residents “Join the Association” button
- (2) Requests for Board Action:**
- Appointment of two new members to the CS&M Committee: Jim Stewart and AnnMarie Lesley. 2nd Kathleen Approved
- d. Communications & Publications Committee (Heidi Komkov, Chair)**
- (1) Highlights of activity since the last Board meeting:**
- Website update HO information
 - GRIT to all addresses in April
 - Written GRIT to all members every month until they opt out.
 - Advertising revenue covers GRIT
 - Test system to make sure that unsubscribing/subscribing works
 - Debbie Bryant bio-edited Sierra Club magazine, Jim recommended
- (2) Requests for Board Action:**
- Motion to increase GRIT budget to \$27K **Approved 2nd by Terry**
 - Motion appointment of Debbie Bryant to committee **Approved**
- e. Environment and Safety Committee (Kathleen McCaughey, Chair)**
- (1) Highlights of activity since the last Board meeting:**
- Working to put on workshop regarding vent covering and training “contractors/handyman” to do the work, and North Units evacuation routing.
 - Creation of subcommittee within the Charter
 - Kathleen will be trained by Joshua Skrondahl in East Mtn group training session
- (2) Request for Board Action:**
- Motion to approve revised Charter with added clarifying sentence - **Motion 2nd by Cathy Approved**
- 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:**
- (2) Request for Board Action:**
- Motion to approve revised FC Charter with added clarifying sentence. **2nd by Kathleen Approved**

h. Nominating Committee (Kathleen McCaughey, Chair)

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

- Review chart in the minutes to verify terms
- Note to membership and Composition changes

(2) Requests for Board Action:

- Potentially need to fill up to 7 Directors seats, several Chairs will need to be filled. Need everyone to work on recruitment of new Board members.
- Motion to approve Charter with added clarifying sentence. - 2nd Terry Approved
- VP does not have to be the Chair of the NC

i. Governance Committee (Kathleen McCaughey, Chair)

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

- Committee members reaching out to help with formalizing charters into new format.
- Removed P&C and R&R documents from webpage because out-of-date. See motion below. Board voted to put them back on the webpage until they are updated with note - "Under revision, does not reflect current Bylaws."
- Charter change - VP not required to be the Chair of the GC.
- Clarifying sentence being added to all new Charters has to do with the *Committee Chair or members make recommendations to the Board for member and Chair appointments.*

(2) Requests for Board Action:

- Motion to approve Charter with added clarifying sentence - 2nd Terry Approved
- Motion to approve retirement of Policies and Guidelines, and the Rules & Regulations - Motion 2nd by Paul Motion is defeated.

j. PNM Special Task Group (Mark Humphrey)

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

- By Robin- Attorney has not been hired by SHHA at this time.
- PNM task force has decided they need more information from PNM
- Meeting 4/8/26 with other opponents – NAA was very interested
- Upcoming request to meet with PNM
- Request that more email updates be sent out to the group
- Question by Randy-Will a bus be provided to the next meeting May 12 at 3pm
- There are areas in Sandia Heights that are concerned with load

(2) Requests for Board Action:

- Board gives President authority to decide on a bus closer to May 12

k. Office staff (Trish)

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

- Update of Directory
- Monday, April 13th, water to center will be turned off. Office closure?

l. EXECUTIVE SESSION:

m. UNFINISHED BUSINESS:


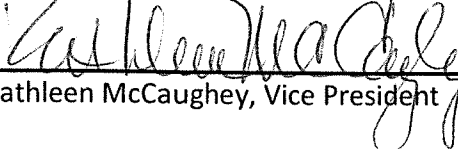
n. NEW BUSINESS:

- Pros and Cons of changing Board meetings to every other month
- November 11, 2026, Board meeting is Veterans Day-need to reschedule

o. ANNOUNCEMENTS/BOARD COMMENTS:

p. NEXT MEETING: May 13, 2026

q. ADJOURNMENT: 8:19 pm

	5-20-26
Larry Dragan, Secretary	Date
	5/20/26
Kathleen McCaughey, Vice President	Date