BOARD MEETING MINUTES

SHHA Monthly Board Meeting May 13, 2026, 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.

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

*PNM Special Task Group

Staff:
Trish Lovato-Present

Guest(s) introduction and comments (3 minutes):
Mark Stiles-Present
Keith Julian-Present

3. **APPROVAL OF May 13, 2026, Board meeting Agenda**
   a. Motion to approve meeting agenda (Accepted, or Accepted with changes)

4. **CONSENT AGENDA ACCEPTANCE:** (Accepted or Accepted with changes)
   a. Architectural Control Committee (ACC)
      - April 15, 2026
      - May 6, 2026

   b. Communication & Publications Committee (C&P)
   c. Community Service & Membership (CS&M)
   d. Covenant Support Committee (CSC)
      - April 2026
      - May 2026

   e. Environment & Safety Committee (E&S)
      - May 5, 2026

   f. Finance Committee (FC)

- April 2026

g. Governance Committee (GC)
- April 13, 2026
- May 4, 2026

h. Nominating Committee (NC)

5. **PREVIOUS MONTH BOARD MEETING MINUTES**
   a. Any changes to the April 8, 2026, meeting minutes as posted? (Approved, or Approved with changes)

6. **PNM Special Task Group (Mark Humphrey)**
   (1) Highlights of activity since the last Board meeting:
   - BCC decision regarding PNM at May 12, 2026 meeting-
   - Victory at BCC meeting-Unexpected but not the end
   - PNM can expand exiting substations.
   - There are several good sites north of Paseo and west of Wyoming to build a new substation.
   - NAA residents helped with the results.
   - These events have brought the neighborhood together
   - Working with PNM to find a new location
   - Need to have Plan B if PNM tries to sue BernCo
   - An attorney should be hired to be prepared if PNM does move forward with suits against BernCo

   (2) Requests for Board Action:
   - Motion to amended motion 2nd by Andrea Passed
   - Motion to approve changes to PNM task group charter
   - Motion to approve additional PNM task group members

7. **OFFICER REPORTS**
   a. **President (Robin Dozier Otten):**
   - Motion to appoint the following people to the PNM task group:
     - Paul and Eileen Karas
     - Keith Julian
     - Kindred Murillo
     - Tony Strati

   b. **Vice President (Kathleen McCaughey):**
   - Updates from Scott regarding Covenant changes to North Unit 2 ($4600 spent) - Discussion, ask for additional funds
   - Would like to simplify what Scott has proposed.
   - This includes adding Authority to SHHA
   - Have a dialog with Scott regarding cost

   c. **Treasurer/Finance (Charles Ewing):**

   d. **Secretary (Larry Dragan):**
   - Reviewed and approved May GRIT
   - Interviewed Mark Stiles with NC

8. **COMMITTEE REPORTS:**
   a. **Architectural Control Committee** (Phil Krehbiel, Chair)
   (1) **Highlights of activity since the last Board meeting:**

- 158 Applications in 2026 as of April
- 365 Applications in 2025
- 10 Sandia Heights Dr-PNM has not hooked up power yet
- 941/942 Bobcat nothing new to report

(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 1; Closed 0 ; Worked 12 ; Open EOM 12
- North Unit 2 amendments draft are with SHHA Attorney for review
- CSC Charter revision/amendment submitted to Board for approval
- A Complainant cancelled SHHA membership for 2 properties, because he is angry CSC could not force a Violator to resolve violations.

(2) **Requests for Board Action:**
- Motion to approve CSC Charter dated 5/13/26 2nd by Charles Passed
- Motion to approve filing Notice of non-Compliance with County. 2nd by Larry L. Motion withdrawn
- Motion to appoint Mark Stiles to CSC Passed 2nd by Larry D.

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

(1) **Highlights of activity since the last Board meeting:**
- Shredding event was very busy and successful.
- Community has asked for a second event annually.
- Pictures of items not to put in the paper

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

d. **Communications & Publications Committee (**Heidi Komkov, Chair)

(1) **Highlights of activity since the last Board meeting:**
- Positive feedback received about the GRIT
- Discussion about classifieds policy
- SHHA Mission driven items should be in the GRIT

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

e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)

(1) Highlights of activity since the last Board meeting:
- May 16th- Trash Pickup at 8:30 am
- June 6-North Units egress-having a hard time finding a location
- Grant application with BernCo Neighborhood Associations
- No yard waste program in SHHA
- Waste will go to Soilutions in ABQ

(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:
- Propose a motion to engage NM CFO to review SHHA Quickbooks

- Reimbursement of $150 to Robin for wedding gift card to Anna
- Charles will be absent in June

(2) **Request for Board Action:**

- Motion 2nd by Jim, Passed
- Motion to reimburse Robin 2nd by Larry L. Passed

h. Nominating Committee (Kathleen McCaughey, Chair)

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

- Introduce Mark Stiles – Board candidate - Discussion
  - Interviewed by NC on 4/20

(2) **Requests for Board Action:**

- Motion - Mark Stiles 2nd by Larry L Passed

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

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

- Executive Committee Charter approval - Discussion
- Policy Updates presented as statements - Discussion
  - Will have accompanying procedure for all policies for complaints

(2) **Requests for Board Action:**

- Motion – Executive Committee Charter approval 2nd by Larry L. Passed
- Motion - Policy Updates 2nd by Terry Passed
- Motion - Appoint new committee member 2nd Larry L Passed

j. Office staff (Trish)

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

- Directory update – Directory is being mailed out this week. Copies are in the office.
- Trish out of office on May 29, Anna will work 9-12.

9. **EXECUTIVE SESSION: N/A**
10. **UNFINISHED BUSINESS: N/A**
11. **NEW BUSINESS:**
    - November 11, 2026, Board meeting is Veterans Day-need to reschedule CANCEL NOVEMBER 11 BOARD MEETING.
    - Discuss Board meeting start time
12. **ANNOUNCEMENTS/BOARD COMMENTS:**
13. **NEXT MEETING: June 10, 2026, 6 pm**
14. **ADJOURNMENT: 8:07 pm**

Larry Dragan 7-8-26

Larry Dragan, Secretary Date

Kathleen McCaughey 7/8/26

Kathleen McCaughey, Vice President Date