

**APPROVED SHHA BOARD Meeting Minutes**  
**SHHA Monthly BOD Meeting, March 9, 2011, 7 p.m.**

*Prepared by Betsy Rodriguez*

1. **CALL TO ORDER:** The monthly SHHA Board meeting was called to order by the President at 7:00 p.m. at the Sandia Heights Homeowners Association Office 2-B San Rafael NE, Albuquerque, NM. The secretary declared a quorum.

2. **ROLL CALL:** (P- Present; A-Absent)

	P	A	E		P	A	E		P	A	E
President – Phyllis Moore	X			Andy Anderson	X			Burt O’Neil			X
VP– Kate Fry	X			Bob Bower	X			Joe Pappé	X		
Secretary – Michele Munson	X			Sandra Brown			X	Michael Pierce	X		
Treasurer - Ed Tull	X			Jon Cashwell		X		Sarah Pirkel	X		
Phil Abshire	X			George Connor	X			Dick Wavrik	X		
Ana Acosta	X			Pete Heinstejn	X						

Guests: Dorothy Clough thanked the board for notifying the residents about the noise ordinance. She discussed her concerns regarding the noise ordinance.

3. **MINUTES** from the BOD meeting, February 9: Distributed via email on February 10. **APPROVED**
4. **REPORTS OF OFFICERS**
  - a. **PRESIDENT (Phyllis Moore):**
    - (1) Committee List – emailed to the board on March 1. No action taken.
    - (2) Name of any volunteer or board member who should receive recognition for a job well done. One name has been submitted.
    - (3) The Noise Ordinance issue continues.
    - (4) Attended Septic Tank issue meeting on 16 February.
    - (5) On February 24 a meeting regarding the noise issue was held between the president, George Connor and the lawyer.
    - (6) In a conversation with Kerney, he advised me that the CS&M committee is really needs help with upcoming events such as concerts and & Meet n’ Greets.
    - (7) In a phone conversation John Cashwell resigned effective March 9.
  - b. **VICE-PRESIDENT (Kate Fry):**
    - (1) Slate of officers for 2011-2012
      - The proposed slate of offices for 2011-2012 are:
      - Kate Fry, President
      - Andy Anderson, Vice President
      - Michele Munson, Secretary
      - Ed Tull, Treasurer
      - Other candidates are welcome to apply. Officer elections will be done at the April Board meeting.
    - (2) New Board members:

We have several possible candidates. Board members are welcome to submit additional names. We will present the proposed board members at the April board meeting. Voting will take place at the annual meeting 12 June.

c. SECRETARY (Michele Munson):

- (1) The Bylaw amendments approved by the board and to be voted on at the annual meeting were published in the March GRIT and are on the website.

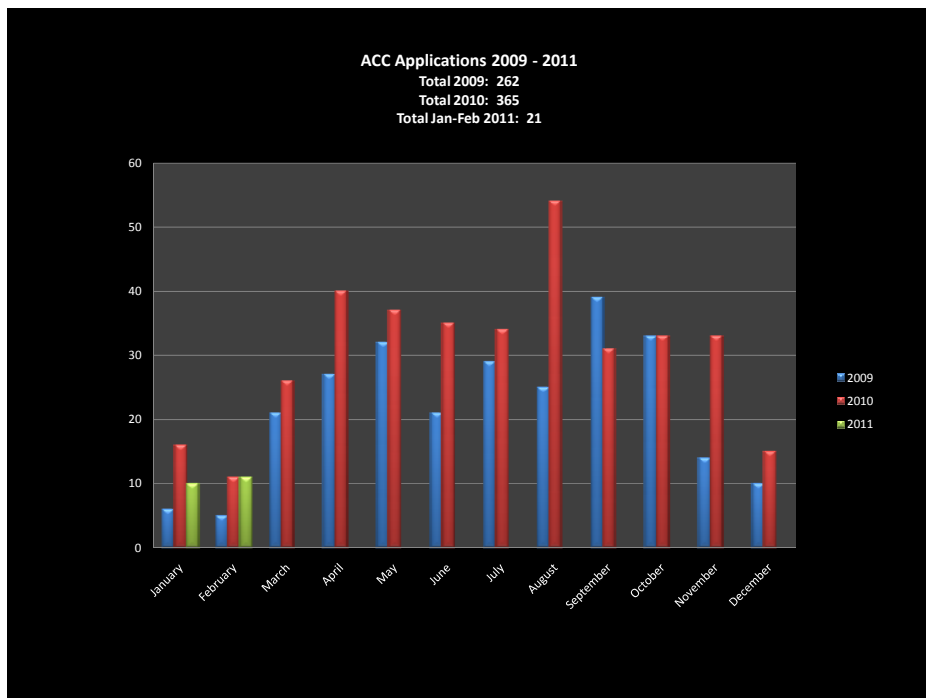
d. TREASURER / FINANCE (Ed Tull):

- (1) The February meeting minutes, treasurer and budget report were emailed on March 2.
- (2) The 2010 Taxes were done by John Altman and Associates.
- (3) The 2010 biennial review will be done by John Altman and Associates after the April 15 deadline.
- (4) The Independent Financial Review Committee submitted their annual report.

5. REPORTS OF STANDING COMMITTEES:

a. Architectural Control Committee (Bob Bower):

- (1) The meetings of 05 and 19 January and 02 February cancelled. The minutes of 16 February were emailed to the board on March 2.
- (2) March GRIT article: Variances to Covenant Restrictions
- (3) Status of legal actions
  - Homeowner v. SHHA et al. (second story addition)
    - Court granted Motions to Dismiss
    - 25 January hearing cancelled
  - SHHA v. Homeowner (white garage door)
    - Homeowner submitted application to paint door
    - Application approved, 31 March deadline to complete painting
    - Court hearing 02 June if deadline not met
- (4) ACC application decisions for February 2011: 11
- (5) Requests for Board action: None



- b. Covenant Support Committee (Andy Anderson):
  - (1) The February meeting minutes were emailed to the board on February 10.
  - (2) The March meeting minutes were emailed to the board on March 4.
  - (3) The committee has revised the charter. A motion to accept the charter as revised was made.

MOTION: To approve the revised CSC Charter.
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- (4) The CSC has transferred the County Line activity over as a special task per the EC to George with CSC retaining responsibility for signed covenant violations.

- c. Community Service and Membership (Ana Acosta):
  - (1) The meeting minutes were emailed to the board on March 1.
  - (2) The next Coffeehouse with Stephanie Bettman & Luke Halpin is scheduled for April 9.
  - (3) The first SHHA Easter Egg Hunt will be on April 23 at the Jackson Park.
  - (4) The Volunteer Luncheon has been scheduled for April 30 at the Asian Café. An invitation will be emailed to everyone.
  - (5) CS&M is in need of volunteers and new members. If you know of anyone interested, please email Ana.
- d. Communications and Publications (Burt O’Neil):
  - (1) The last ‘Chapmans’ Coffeehouse video is on the SHHA website.
- e. Parks and Safety (Report by George Connor): No report.
- f. Nomination Committee (Kate Fry):
  - (1) Slate of officers for 2011 discussed above.
  - (2) New Board members are needed.

6. REPORTS OF SPECIAL COMMITTEES:

- a. Septic Tank Committee (Bob Francis): Pete gave an update.
  - (1) February meeting minutes were emailed to the board on March 1.
  - (2) There was an article in the March GRIT.
  - (3) Ad Hoc Septic Tank Committee Report – re legal service: (George Connor)  
 Bob Francis and Ed Whitten requested from the president legal support from a lawyer with experience in the Septic Tank field. Bob & Ed are planning to meet with the lawyer this week and determine if the lawyer has the experience they need. A no-charge first meeting will be set up and the lawyer will look at some of the committees’ questions and issues. A question was raised as to whether this is appropriate use of a lawyer. The EC will discuss the appropriateness issue in April.
- b. Special Task (George Connor):
  - (1) A short written report will be sent to the board members on a weekly basis.
  - (2) CSC has requested that SHHA not be in the noise measurement business. Instead we will work to inform the County prior to the County Line concerts to come and measure the decibel levels.
  - (3) In the past three months SHHA has received two covenant violation complaints and approximately sixty individual copies of emails sent to BC commissioners (98% opposed to concerts because they are a nuisance and annoyance.)
  - (4) Ten of fourteen SHHA board members and almost a hundred residents attended the Jan 29<sup>th</sup> BC citizens input meeting at Church of the Good Shepherd regarding the proposed Noise Ordinance and other problems relating to concerts at County Line.
  - (5) George and the president have met three times with the lawyer to discuss options.

- (6) Based on the covenant violations a 30-day violation letter from the lawyer with a deadline of March 24 was sent to the violator. The desired goal is a Compromise Written agreement that 90% of SHHA members find acceptable.
- (7) SHHA will endeavor to facilitate member communications with BC. We have done this through meetings, information posted on the SHHA website, and with email support.
- (8) Future options will be voted on by the board as required.
- (9) Exactly how George will report to the President and the Executive Committee is under review. George will continue to report to the President, EC and board as needed.

7. UNFINISHED BUSINESS:

Action Items from last board meeting:

- a. Kate & Phyllis: research real property management. **Long term goal CLOSED.**
- b. George Connor: has researched NAHA record keeping and retention schedules and will have a draft retention schedule to discuss at the next meeting. **Postponed until October 2011.**
- c. Each committee: establish 1-2 goals. **Every Committee Chair needs to report their committee goals at the next board meeting OPEN.**
- d. BOD: inform the Nominations Committee of potential members and committee volunteers. **OPEN**
- e. CSC: review charter. **CLOSED**
- f. EC: discuss tenant membership. **CLOSED**
- g. Board: work to inform the County prior to the County Line concerts to come and measure the decibel levels. **Has been assigned to the Noise Task Committee CLOSED.**
- h. EC: research motion regarding legal financial support for CSC/ACC. The CSC is not clear on how to handle overage of budget and wants forehand written guidance from the EC or the BOD. **CLOSED**

8. NEW BUSINESS:

- a. The Board will need to review House Bill 9 when passed. Bill expected to be passed in July 2011.

9. ACTION ITEMS RESULTING FROM MARCH MEETING:

- a. Special Task: will provide a short written report on a weekly basis to the board.
- b. Special Task: will work to inform the County prior to the County Line concerts to come and measure the decibel levels.
- c. The EC will discuss the appropriateness of using a lawyer for the Septic Tank issue.

10. ANNOUNCEMENTS: Annual Meeting is per the bylaws scheduled for Saturday, June 11, 2011.

11. NEXT MEETING: April 13, 2011

12. ADJOURNMENT: 8:48p.m.

Signature on file  
Kate Fry, President Pro Tem

Date: April 13, 2011

Signature on file  
Michele Munson, Secretary

Date: April 13, 2011