

**BOARD MEETING AGENDA**  
**SHHA Monthly Board Meeting July 9, 2025, 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 will be called to order by the President at 6:00 PM.
2. **ATTENDANCE:** A quorum will be present. **P: Present; E: Excused; A: Absent**

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

**Staff:**

Trish Lovato

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

Andrea Edmonds

3. **APPROVAL OF July 9, 2025, Board meeting Agenda**
  - a. Motion to approve meeting agenda
4. **CONSENT AGENDA ACCEPTANCE:**
  - a. Architectural Control Committee (ACC)
    - (1) June 18, 2025 (need to put in shared folder)
    - (2) July 2, 2025 (need to put in shared folder)
  - b. Communication & Publications Committee (C&P)
    - (1) July 1, 2025
  - c. Community Service & Membership (CS&M)
    - (1) June 26, 2025
  - d. Covenant Support Committee (CSC)
    - (1) July 1, 2025
  - e. Environment & Safety Committee (E&S)
    - (1) June 24, 2025
  - f. Information Technology Committee (ITC) N/A
  - g. Finance Committee (FC)
    - (1) June 18, 2025

- h. Governance Committee (GC)
  - (1) June 9, 2025
  - (2) June 23, 2025
- i. Nominating Committee (NC) N/A

**5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE**

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

**6. OFFICER REPORTS**

- a. **President (Jim Stewart): N/A**
- b. **Vice President (Kathleen McCaughey):**
  - (1) Motion to elect new Board member
  - (2) Board member job description
  - (3) Enforcement authority through assignments
- c. **Treasurer/Finance (Charles Ewing): N/A**
- d. **Secretary (Larry Dragan):**
  - (1) Reviewed and approved the July GRIT

**7. COMMITTEE REPORTS:**

- a. **Architectural Control Committee (Phil Krehbiel, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
    - a) Summary of committee activity
  - (2) **Requests for Board Action: N/A**
- b. **Covenant Support Committee (Stan Davis, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
    - a) Complaint statistics-Received 5, Closed 6, Open 10
  - (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) New resident bags
    - b) BBQ-July 26, 5pm @ Highpoint Sports and Wellness
  - (2) **Requests for Board Action: N/A**
- d. **Communications & Publications Committee (Claudia Mitchell, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
    - a) Successfully set up monitoring of monthly link to GRIT opening rate. Was 40% for June issue
    - b) Policies and Procedures final review/revision completed. Sent to Governance Committee
    - c) Discussed backup for current GRIT layout
    - d) Solicitation beginning for new GRIT editor (will resign at EO BOD term, Jan. 2026)
  - (2) **Requests for Board Action: N/A**
- e. **Environment and Safety Committee (Kathleen McCaughey, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
    - a) Focus on Garbage Cans and fireworks
  - (2) **Requests 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 (Larry Dragan)**
  - (1) **Highlights of activity since the last Board meeting:**
    - a) Meeting update-Dues, Tram passes and reserves
    - b) Assigned Financial topics for review
  - (2) **Request for Board Action:** N/A
  
- h. IT Committee (Heidi Komkov, Chair)**
  - (1) **Highlights of activity since the last Board meeting:** N/A
  - (2) **Request for Board Action:** N/A
  
- i. Governance Committee (Kathleen McCaughey, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
  - (2) **Requests for Board Action:**
  
- j. Nominating Committee (Kathleen McCaughey, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
    - a) Met with potential new Board member
  - (2) **Requests for Board Action:**
    - a) Motion to approve Andrea Edmonds
  
- k. EXECUTIVE SESSION:** N/A
- l. UNFINISHED BUSINESS:** N/A
- m. NEW BUSINESS:**
  - (1) Articles of Incorporation revision discussion
  - (2) Website community documents/new policy discussion
  
- n. ANNOUNCEMENTS/BOARD COMMENTS:**
  
- o. NEXT MEETING:** The next Board meeting is scheduled for August 13, 2025.
- p. ADJOURNMENT:**