

BOARD MEETING MINUTES
SHHA Monthly Board Meeting November 8, 2023, at 6:30 PM
IN-PERSON MEETING
SHHA Office
Prepared by Trish Lovato

1. **CALL TO ORDER:** The monthly SHHA Board Meeting was called to order by the President at 6:30 PM.
2. **ROLL CALL:** A quorum was present. **P: Present; E: Excused; A: Absent**

Officers		Members		Members	
President – Roger Hagenruber	P	David Crossley	P	Heidi Komkov	E
Vice President – Hugh Prather	P	Elizabeth Edgren	P	Eric Faulring	P
Secretary – Martin Kirk	E	Kevin Lloyd	P	Kathleen McCaughey	P
Treasurer – Randy Tripp	P	Fenton McCarthy	E	Susan McCasland	E
		Claudia Mitchell	P	Arthur Romero	P
		Phil Krehbiel	P	Suresh Neelagaru	P
		Terry Walker	P	Jim Stewart	P

Staff:

1. Diane Barney-Present
2. Trish Lovato-Present
3. Holly Sylvester-Present

Guest(s):

1. Marlene Flor-Present

3. **APPROVAL OF AGENDA FOR OCTOBER 11, 2023**
 - a. Motion to approve Meeting Agenda and Consent Agenda-APPROVED
4. **CONSENT AGENDA APPROVAL:**
 - a. CSC 10/10/23
 - b. FC 10/12/23
 - c. ACC 10/18/23
 - d. E&S 10/31/23
5. **OFFICER REPORTS:**
 - a. President (Roger Hagenruber)
 - (1) Introduce Holly Sylvester-Welcome
 - b. Vice President (Hugh Prather):
 - (1) Update on the Board Handbook Revision-SHHA Board Resource Manual
 - a-Homeowners act will be included in the new resource manual.

- (2) Update on the Bylaws Revision
 - a-Elizabeth Edgren, Hugh Prather, Marsha Thole working together to revise.
- 6. Secretary (Martin Kirk)
 - a. Reviewed and approved the October 11, 2023 Minutes.
 - b. Reviewed and approved the November issue of the GRIT.
- 7. Treasurer (Randy Tripp):
 - a. Will discuss during Finance Committee Report
- 8. **COMMITTEE REPORTS:**
 - a. **Architectural Control Committee (ACC-Phil Krehbiel, Chair):**
 - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
 - a. Update on two recent ACC successes.
 - b. Update on Draft Assessment Schedule.
 - (2) Requests for Board Action:
 - a. None requested.
 - b. **Covenant Support Committee (CSC-Arthur Romero, Chair):**
 - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
 - a. None at this time.
 - (2) Requests for Board Action:
 - a. None requested.
 - c. **Community Service & Membership Committee (CS&M) (Elizabeth Edgren):**
 - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
 - a. None. Due to illness, there was no October meeting of the CS&M committee.
 - b. Per bylaws committee needs a 2nd board member on her committee, could be changed in the bylaws from 2 to 1.
 - (2) Requests for Board Action:
 - a. None requested.
 - d. **Communications & Publications Committee (C&P) (Susan McCasland):**
 - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
 - a. No meeting in October
 - b. Deadline has passed for changes to Directory and photos for the cover contest. Claudia, with the staff, is overseeing the 2024 Resident Guide and Directory production. When Trish sends out (or provides a link to) contest photos for Board voting, please vote.
 - c. 2023 sources of income and expenses for C&PC:
Income: GRIT ads, Directory ads, Directories sold
Expenses: Website and front-end database development and deployment, GRIT printing and mailing (postage, mail service), Directory printing & mailing (postage, envelopes, mail service)
 - d. When Susan leaves the Board after Annual Meeting, Claudia and Kevin have agreed to jointly take on responsibilities of the chair. Question for Board: can a chair be held jointly or must one of them be the nominal sole chair?
 - e. Plenty of room for articles in December GRIT. Suggestion-Get to know your board members.

- f. Possibility of GRIT reminder flyer in the SHS bills.
- (2) Requests for Board Action:
 - a. Please provide an answer to the question above. Answer-Can have a chair and co-chair. Answer: "Not in accord with current bylaws. However, Chair can team with any committee member as needed."
- e. **Environment and Safety Committee (E&S) (Kathleen McCaughey)**
 - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
 - a. Saturday, November 18 at 8am, Trash pickup day
 - (2) Requests for Board Action:
 - a. None requested.
- f. **Finance Committee (FC) (Randy Tripp)**
 - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
 - a. Brief statement of the committee's 2023 budget expenditures.
 - b. What is projected for the 2024 budget. Discussion followed related to issues related to legal expenses for the SHHA and both ACC and CSC.
 - (2) Requests for Board Action:
 - a. None requested.
- g. **Nominating Committee (NC) (Hugh Prather)**
 - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
 - a. Update on slate of officers to be presented at the December meeting for approval.
 - 2024 proposed officers:
 - President: Jim Stewart (Waiver Required)
 - Vice President: Eric Faulring (Waiver Required)
 - Secretary: Martin Kirk (Waiver Required)
 - Treasurer: Randy Trask (Waiver Required)

Motion at the December meeting will be needed for waiver of upcoming new and continuing officers will be presented in advance of their approval of the Board.
 - b. Update on the need for additional new BOD prospects We will need to solicit five new Board members for those whose terms are expiring in February
 - (2) Requests for Board Action:
 - a. None requested.

9. EXECUTIVE SESSION TO DISCUSS PROPOSED RESOLUTION AND THREATENED LITIGATION.

Entered executive session at 7:13 pm, ended at 8:30 pm.

10. UNFINISHED BUSINESS: Action Items from last Board Meeting:

a.

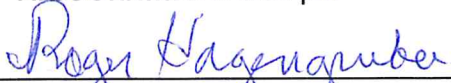
11. NEW BUSINESS:

- a. Motion to approve Resolution Related to Universal Membership in SHHA by all lot owners in Sandia Heights
- b. Motion to approve the Damages Fee Schedule related to ACC and CSC violations

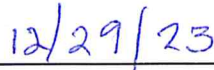
12. **ANNOUNCEMENTS:** Nine

13. **NEXT MEETING:** The next Board meeting is scheduled for December 13, 2023 in preson at the office.

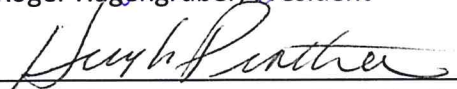
14. **ADJOURNMENT:** 8:30 pm



Roger Hagengruber, President



Date



Martin Kirk, Secretary by Hugh Prather
in the absence of Martin Kirk



Date