

BOARD MEETING MINUTES
SHHA Monthly Board Meeting December 10, 2025, at 4:00 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 4:00 PM.
2. **ATTENDANCE:** A quorum was present. **P: Present; E: Excused; A: Absent**

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

*Special task lead

Staff:

Trish Lovato - Present

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

Kindred Murillo-Present
 Kristin Ackerson-Present
 Paul Karas-Present
 Art Morganti-Present
 Keith Juian-Present

3. **APPROVAL OF December 10, 2025, Board meeting Agenda Art/Andrea APPROVED**
 - a. Motion to approve meeting agenda
4. **CONSENT AGENDA ACCEPTANCE: ACCEPTED**
 - a. Architectural Control Committee (ACC)
 - 11/19/25
 - 12/3/25
 - b. Communication & Publications Committee (C&P)
 - 12/2/25
 - c. Community Service & Membership (CS&M) N/A
 - d. Covenant Support Committee (CSC)
 - 12/2/25
 - e. Environment & Safety Committee (E&S)

- 11/18/25
- f. Finance Committee (FC)
 - 12/3/25
- g. Governance Committee (GC)
 - 11/10/25
 - 11/24/25
 - 12/1/25
- h. Nominating Committee (NC)
- g. PNM Special Task Group

5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE

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

6. OFFICER REPORTS

a. President (Jim Stewart):

- (1) PNM-Option to file Appeal, Jim will be sending with Board approval. Once meeting is established, date will be sent out
- (2) Ezee Fiber-Still does not have Bernco authorization

b. Vice President (Kathleen McCaughey):

- (1) Next steps for Annual Meeting
 - Agenda is prepared for January GRIT
 - Bylaws discussion at the end of meeting, solicit questions via email blasts, do we want to address questions at the meeting? - Yes, we should answer questions, Directors could put answers in their speech, time limit for Q&As
 - Paul and Andrea need Bios for annual meeting
 - Have slides together by January Board meeting
 - Email blasts regarding: Absentee ballots, plurality meaning
 - Location confirmed

c. Treasurer/Finance (Charles Ewing):

- (1) Update of D&O Insurance coverage-20% increase
- (2) Motion to accept and approve Finance Committee Financial Report Review of 2025-**Charles/Randy, APPROVED UNANIMOUSLY**
- (3) Motion to increase tram ticket price to \$13 January 1, 2026-**Charles/Art APPROVED UNANIMOUSLY**
- (4) Motion to accept and approve 2026 Budget-**Charles/Cathy APPROVED UNANIMOUSLY**
- (5) Motion to accept and approve 2026 Financial Reserve designations-**Charles/Randy APPROVED UNANIMOUSLY**
- (6) Motion to approve consideration of new Payroll Processor-**Charles/Heidi APPROVED UNANIMOUSLY**
- (7) Form of disclosure of long-term obligations-Office Lease 4 more years, SHS 5 year contract
- (8) Discussion of information and technology Annual review
- (9) Motion to acknowledge cancellation of December dues holiday-**Charles/Randy APPROVED UNANIMOUSLY**

d. Secretary (Larry Dragan): N/A

7. COMMITTEE REPORTS:

a. Architectural Control Committee (Phil Krehbiel, Chair)

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

- Sandia Heights Dr-wall will be changed
- Sign Policy proposal next month
- Solar panels-will not be required to be tan

(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 5, Worked 16, Closed 4, Open at end of November-12.
- GRIT December: "Backstory on Setbacks".
- CSC workshop in January
- Amend Charter work underway (for approval at January Board meeting)
- Amend OP&G document work underway (for approval at March Board meeting)

(2) Requests for Board Action:

- Board approval for attorney fees for non-litigious attorney letter (this meeting) - not necessary to get Board approval, use Budgeted funds.

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

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

- December 7 Homestead Brunch-Successful, beautiful venue, positive feedback
- Continue to deliver welcome bags
- Working to make sign-in at Annual meeting quicker
- Thank you to Claudia, Editor of GRIT

(2) Requests for Board Action: N/A

d. Communications & Publications Committee (Claudia Mitchell, Chair)

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

- GRIT changes in process/production/format
 - Heidi Komkov presented a new plan to continue the GRIT online and print
 - Heidi will assume the role of Editor with the Jan GRIT
 - New editor is now Kristin Ackerson
- GRIT opening rate of the link to emailed copy was 226 on Dec 1, surpassing November total of 189.
- Project of revising website for ease of navigation is complete
 - Will present to Executive Committee Prior to presenting to general BOD mtg in Jan
- Honored and said Farewell to C&P Committee member, Elizabeth Edgren

(3) Requests for Board Action:

- Motion to approve new Kristin Ackerson as the new Editor-**Jim/ APPROVED UNANIMOUSLY**

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

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

- PNM signs
- Webpage-Organizing topical areas

(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:

- Posted November year to date information

(2) Request for Board Action: N/A

i. Nominating Committee (Kathleen McCaughey, Chair)

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

- Vote on Officer Slate—No President – moved to January
- Rotating President Process - Nobody has stepped up to be President

(2) Requests for Board Action:

- Motion to accept Rotating President process (4 months) - Kathleen/Art In favor
12, 2 abstain, 1 opposes **PASSES**

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

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

- Bylaws completion
- Outcomes from the Board input on the Bylaws
 - Structure – staggered seats, 15 max, 11 minimum
 - Replacements – not required to be ratified, finish term
 - Committee chairs – don't have to be directors, only members
 - Authority of interim directors
 - No proxy, absentee voting by Directors
 - Quorum of the Board taken at beginning of meeting

(2) Requests for Board Action:

- Motion-Board accept Bylaws Revision-Kathleen/Cathy **APPROVED UNANIMOUSLY**
 - Will go to Attorney for legal review
 - Amend motion
 - Thank you to Katheen, Elizabeth, Kindred, Mary
 - Membership vote on the Bylaws in February

k. PNM Special Task Group (Mark Humphrey)

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

(2) Requests for Board Action: N/A

l. Office staff (Trish)

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

- Office closing in December 25-January 1, Open on January 2, 2026

m. EXECUTIVE SESSION: N/A

n. UNFINISHED BUSINESS:

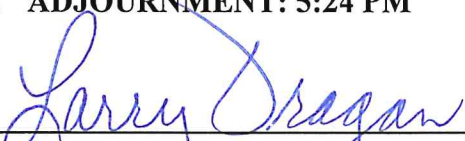
- Update to Dispute Resolution Policy-Motion Kathleen/Paul In favor 11, **PASSED**

o. NEW BUSINESS:

p. ANNOUNCEMENTS/BOARD COMMENTS:

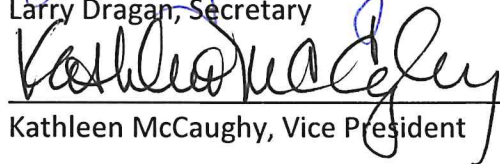
q. NEXT MEETING: The next Board meeting is scheduled for January 14, 2026.

r. ADJOURNMENT: 5:24 PM


Larry Dragan, Secretary

1-14-26

Date


Kathleen McCaughey, Vice President

1/14/26

Date

