

Sandia Heights Homeowners Association Annual Meeting

Church of the Good Shepherd, 7834 Tennyson Street NE

Saturday, February 21, 2026

9:00 AM – 11:00 AM

Minutes for 2026 Annual Meeting

Business Meeting

I. Call to order and establishment of a quorum

- Jim Stewart called to order at 9:07 am

II. Verification of a quorum

- Larry Dragan, Secretary, confirmed a quorum

III. Welcome and opening remarks

- Jim Stewart opened with procedures of conduct
- Introduced Robin Dozier Otten as new incoming President
- PNM task force recognition

IV. Approval of the Agenda

- Stephen Baca called for motion, Art Romero seconded. Agenda approved.

V. Approval of the 2025 Annual meeting minutes

VI. Introduction of SHHA Volunteers, Office Staff, 2025 Board of Directors, and Standing Committee Chairs

- BOD members, committee members, and past BOD members recognition
- Staff recognition- Trish and Anna

VII. Reports for 2025

A. Officer Reports

1. Presidents Report-Jim Stewart

- What are we doing about wildfires and wildfire prevention
- Ezee Fiber still need Bernco approval
- PNM September 3, 2025, County Commissioners meeting vote to postpone for 90 days. SHHA community was very involved fighting against the substation and lines. December County Commissioners meeting vote to postpone for 120 day. SHHA was represented well with many residents attending the meetings and sending in emails.
- Communication and transparency-emails blasts are opened at about a 50% rate, still don't have everyone's email address
- Executive sessions are hardly necessary due to wanting the Board to make decisions.
- Jim has improved relations with Bernco County Manager, Cindy Chavez, who visited SHHA last year.

2. Vice Presidents-Kathleen McCaughey

- Focused on increasing BOD governance, communication and transparency
- Completed a BOD self assessment/survey to identify areas of improvement - selected three areas to work
- Developed a BOD job description
- Board Notes for GRIT
- Updated Board of Director meeting process and Code of Conduct policies
- Chaired Governance and Nominating Committees

3. Treasurer-Charles Ewing

- SHHA is financially sound
- Went over the financial statement package
- Summary of the 2025 results and the 2026 Budget
- Creation of the Financial reserve policy
- All items are posted on the website
- More transparency of financials than ever before
- Dues holiday for 2025? SHHA did not know how much the D&O insurance premium would be, therefore could not give the Dues holiday.
- Thank you to Jim, it was an honor to serve him.

4. Secretary Report-Larry Dragan

- Past year has been a pleasure service the SHHA
- Larry explained his role in counting votes and making sure official records and quorums are maintained

B. Standing Committee Reports

1. ACC-Phil Krehbiel

- The increase of ACC applications is a reflection of the time Jim has spent creating awareness about SHHA
- Only committee which is mentioned in the covenants
- Applications are online and the process is more efficient

2. CSC-Stan Davis

- Shared the purpose of the committee
- 2025-62 complaints, most bright lights
- Six GRIT articles regarding CSC topics
- Thanked Jim for his coaching and words of wisdom

3. CS&M-Cathy Yandell

- Welcomed 145 new residents
- Organized Events
- 85% of residents are members
- Survey to see what events the residents would prefer.

4. C&P-Claudia Mitchell

- Focus on timely relevant info applicable to the community
- Thanked Kathleen for writing BOD notes which are new this year to help increase transparency
- Heidi Komkov is now the Chair. Thanked Heidi for her contribution
- Complete redesign of the website done by Merrilea Mayo. Live in January
- Thanked committee, Jim, Trish and Anna for their help
- Claudia will now be the President of the Sandia Heights Artists.

5. E&S-Kathleen McCaughey

- Thanked Megan Holcomb, BernCo Neighborhood Coordinator, for attending Annual meeting
- Thanked the Rotary Club for taking part in the Trash pick-up day. Rotary Club doing a Toy Drive for children

- Wildfires main focus for 2025 Worked with SHS to educate SHHA on home hardening. SHS purchased onsite generators to address risk of PNM blackouts. Tabletop exercise to work fire scenario and what to expect during evacuation. Wildfire Seminar to discuss actionable steps for residents and Ready-Set-Go educational stations.
- Worked with BernCo Wildland Fire Coordinator - toured members' homes.
- Educated residents on tumbleweed removal. Worked with AMAFCA on cleaning arroyos. Also worked on green waste recycling, goatscaping, and composting. Monitored projects on Tramways DOT project.
- Reminder to walk against traffic.
- Comment from residents: Speeding cameras on Tramway, tickets are \$100, can volunteer to work at Roadrunner Food Bank, ticket reduced to \$25
- Questions asked, (1) What is allowed and not allowed on the Tramway path? See many motorized vehicles. (2) Bike etiquette? To be addressed in GRIT article.
- Continue to address wildlife issues which are mostly with bears and completely preventable by not putting trash out the night before.

6. Nominating Committee-Kathleen McCaughey

- Implemented a more structured process in interviewing and selecting Directors.
- Processed four Directors interviews and three through onboarding process
- Welcomed Robin Otten to the President role and shared we are all excited about her new role

7. Governance Committee-Kathleen McCaughey

- Addressed Association's Authority
- Addressed the Bylaws and explained the thorough process with a lot of stakeholder involvement as well as our external attorney
- Three member sessions were held to inform/educate
- Thanked all involved in the revised Bylaws.

VIII.Election of Directors

- Defined plurality procedure for voting. Uncontested election with 10 more seats than candidates. Raising of the green voting cards if in favor of candidate.
- Election of the 2026 Interim Board of Directors by the Membership
- Interim Directors Paul Baumgartner, Andrea Edmunds, and Robin Otten were all elected.
- One-year extensions for Randy Tripp and Martin Kirk were elected.
- Announcement of 2026 Officers
- Announced the 2026 Officers approved by the Board
- Presentation of Revised Bylaws and Voting
- Quorum was confirmed for the Bylaws vote.
- Proposed Bylaws revision was properly noticed and made available to membership along with three information sessions.
- Revisions made since the notice, such as output from the info sessions, and final legal review resulting in changes, non-substantive and clarifying. There were some changes that reverted back to existing Bylaws.
- Final updates were handed out for all that attended and sent to absentee voters to re-confirm their votes.
- Reminder, voting the Bylaws as an entire document. Floor was opened up for clarifying questions on the process.

- One response. MT stated that the revised Bylaws have some glaring errors. She stated that IT Committee was not in the document. Claudia explained that the IT Committee's purpose was accomplished and disbanded. MT stated that there were errors with repeating language. She also said the changes that happened were not administrative and not ready for public consumption, she will vote NO. Suggested they could be completed in 90-120 days. 30 days notice to membership was not given.
- Kathleen clarified the changes were not substantive - BOD did not get any extra authority. Bylaws were properly noticed. The Bylaws had been in work for over 2 years by Bylaws committees.
- Larry Dragan also added the document was a legal document which has been review by Scott Turner, SHHA attorney
- A special SHHA BOD meeting was held to approve the most current Bylaws and final changes.

IX. Vote on the Revised Bylaws

1. Kathleen moved to approve the Bylaws on behalf of the Board of Directors. Debbie Bryant seconded. No response to further discussion. Vote was 67 (included 6 re-confirmed absentee ballots) for and 2 against votes. Motion was adopted and Bylaws were approved.

X. Member Questions & Open Forum

1. None

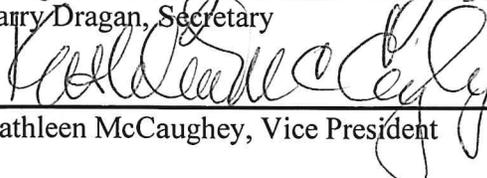
XI. Drawing

XII. New President message

1. Robin introduced herself, happy to be back living in SHHA and serving as President

XIII. Motion to adjourn by Stephen Baca, Seconded by Bob Bower at 11am

Adjournment

 Larry Dragan, Secretary	3-11-26 Date
 Kathleen McCaughey, Vice President	3/11/26 Date