BOARD MEETING MINUTES

SHHA Monthly Board Meeting June 10, 2026, at 6:00 PM

SHHA OFFICE IN-PERSON MEETING AND VIA TEAMS

Join the meeting now

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 6:06 PM.

2.

Officers		Directors		Directors	
President – Robin Dozier Otten	P	Paul Baumgartner	P	Jim Stewart	P
Vice President – Kathleen McCaughey	P	Stan Davis	P	Mark Stiles	P
Secretary – Larry Dragan	E	Andrea Edmonds	P	Randy Tripp	P
Treasurer – Charles Ewing	E	Martin Kirk	P	Terry Walker	A
		Heidi Komkov	P	Cathy Yandell	P
		Phil Krehbiel	P	Mark Humphrey*	A
		Larry Layne	A		

*PNM Special Task Group

Staff:
Trish Lovato - Present

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

3. **APPROVAL OF June 10, 2026, Board meeting Agenda**
   a. Motion to approve meeting agenda (Accepted, or Accepted with changes)

4. **CONSENT AGENDA ACCEPTANCE:** (Accepted or Accepted with changes)
   a. Architectural Control Committee (ACC)
   b. Communication & Publications Committee (C&P)
      - 5/18/26
   c. Community Service & Membership (CS&M)
   d. Covenant Support Committee (CSC)
      - 6/2/26
   e. Environment & Safety Committee (E&S)
      - 6/2/26
   f. Finance Committee (FC)
   g. Governance Committee (GC)
      - 6/8/26

h. Nominating Committee (NC)

5. **PREVIOUS MONTH BOARD MEETING MINUTES**
   a. Any changes to the May 13, 2026, meeting minutes as posted? (Approved, or Approved with changes)

6. **PNM Special Task Group (by Robin Dozier Otten)**
   (1) Highlights of activity since the last Board meeting:
   a. Highlighted the great communication efforts by the Task Force to keep everyone informed.
   b. Three attorneys will be interviewed next week, will come to Board with recommendations to hire
   c. $10k has already been approved by the Board
   d. PNM could go directly to court
   e. Thank you to all that have helped with this project

   (2) Requests for Board Action: N/A

7. **OFFICER REPORTS**
   a. **President (Robin Dozier Otten):**
   - Ezee Fiber approved to start working in Sandia Heights
   - Noise control on Tramway – purchase equipment to record noise, then go to BCSO? Hire professionals to do a study? DOT cameras only stop racing where the cameras are at. APD has a task force on racing, this could be why there are more on Tramway.
   - Common/Neighborhood wall responsibility-If not in a sub HOA, then it is owner responsibility

   b. **Vice President (Kathleen McCaughey):**
   - Sent Feedback to Scott, modified approach could complete final work for <$2500
   - No Short term rentals and HOA enforcement authority added to covenants
   - Homeowners have submitted minor comments on revised draft
     - Motion to request additional $2500 for legal fees to change existing Covenants 2nd Jim APPROVED

   c. **Treasurer/Finance (Andreas Edmonds):**
   - Sandia Utilities & membership sign ups-we need a process to sign people up for services
   - Update info on the website-Trish will work on new members that have signed up
   - Can an email go out to Board regarding what the problem was and what the solution is
   - Kathleen asked if the Amendment with SHS had been signed regarding the matter-Charles to answer when he returns
   - Heidi created a form on the SHHA website for new residents to sign up, Trish then takes that sign up information and sends it into SHS
   - Cathy also includes a letter in the Welcome package to encourage sign up through the office.
   - Andrea asked for a comparison of the new members on CMS and SHS

   d. **Secretary (Larry Dragan):**
   - June GRIT approved – there was a problem with the approval of the GRIT at the printers office

8. **COMMITTEE REPORTS:**
   a. **Architectural Control Committee** (Phil Krehbiel, Chair)
   (1) Highlights of activity since the last Board meeting:

- No applications for new residences,
- Four applications for remodels,
- One application is pending for new residence, HO wanted to know what the attitude is regarding short term rentals
- 942 Bobcat shrubs/landscaping/Juniper bushes approved by ACC

(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 1, Closed 3, EOM open 16
- North Unit 2 amendments: first results of review by SHHA attorney were re-written (Kathleen, Stan) to be more concise and on-point, and provided to NU2 residents, along with the attorney draft and explanation.
- Notice of Non-Compliance to be submitted to SHHA files; waiting for P and VP approval process in general
- Interesting "conundrum" re/"screen of trees when Rocky Mountain Junipers are being planted

(2) Requests for Board Action:

- Motion to approve filing Notice of Non-Compliance with County 2nd by Kathleen APPROVED

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

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

- Pizza and Pub night in the making

(2) Requests for Board Action: N/A

d. **Communications & Publications Committee** (Heidi Komkov, Chair)

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

- Classifieds will be allowed up to 300 characters
- Events need to be posted in GRIT early
- New items that Heidi is setting up
- Notebook LM that Heidi has set up for covenants is very useful/helpful

(2) Requests for Board Action:

- Motion to adopt revised CPC Charter – 2nd by Jim APPROVED

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

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

- May 16 Trash Pickup – Thanks to Board members that participated
- June 6 – Home Hardening Seminar highlights
- Applied for Grant with BernCo Neighborhood Associations for Wildfire Mitigation and Yard Waste Pilot – 247 people have responded back about the yard waste program and most have been positive.

(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: N/A

(2) Request for Board Action: N/A

h. Nominating Committee (Kathleen McCaughey, Chair)

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

(2) Requests for Board Action: N/A

i. Governance Committee (Kathleen McCaughey, Chair)

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

- Procedure for policy complaints in final form

(2) Requests for Board Action:

j. PNM Special Task Group (Mark Humphrey)

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

(2) Requests for Board Action: N/A

k. Office staff (Trish)

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

9. **EXECUTIVE SESSION: N/A**
10. **UNFINISHED BUSINESS: N/A**
11. **NEW BUSINESS:**
12. **ANNOUNCEMENTS/BOARD COMMENTS:** Martin Kirk, Heidi Komkov will not be attending the July BOD meeting.
13. **NEXT MEETING: July 8, 2026**
14. **ADJOURNMENT: 7:42 pm**

Larry Dragan 7-8-26

Larry Dragan, Secretary Date

Kathleen McCaughey 7/8/26

Kathleen McCaughey, Vice President Date