

BOARD MEETING MINUTES
SHHA Monthly Board Meeting July 12, 2023, at 6:30 PM
In Person

Prepared by Trish Lovato
Reviewed by Diane Barney

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

	P	A	E		P	A	E		P	A	E
President – Roger Hagengruber	X			Elizabeth Edgren	X			Claudia Mitchell	X		
Vice President – Hugh Prather	X			Kathleen McCaughey	X			Arthur Romero	X		
Secretary – Martin Kirk			X	Bob Thomas	X			Kevin Lloyd		X	
Treasurer – Randy Tripp	X			Fenton McCarthy		X		Diane Barney	X		
David Crossley	X			Susan McCasland	X			Trish Lovato	X		
Heidi Komkov	X			Eric Faulring	X						

Guest(s):

Marsha Thole- PRESENT

- o Cannabis Shop
- o Was her email sent to all Board members?
- o Why are the Board members units and terms not on the website/
- o Minutes should not have discussions included.

3. **APPROVAL OF AGENDA FOR July 12, 2023**
 - a. Motion to approve Agenda UNAMIOUS APPROVAL
4. **CONSENT AGENDA APPROVAL: UNAMIOUS APPROVAL**
 - a. Secretary’s Report
 - b. Treasurer – Financial Reports FY2023 Q1
 - c. Architectural Control Committee (ACC) Report
 - d. Covenant Support Committee (CSC) Report.
 - e. Communications & Publications Committee (C&P) Report
 - f. Environment and Safety (E&S) Report

5. OFFICER REPORTS:

- a. President (Roger Hagengruber):

(1) Cannabis dispensary update Board voted 11-1, EC unanimously in opposition, Leasing agent was made aware, Bob Thomas and Diane Barney sent letters to Unit 16 to notify them of the possible cannabis dispensary. Proposing to change the covenant for Unit 16 to disallow cannabis retail. 19 homes in unit 16. Polling the whole membership was decided against since using “soft” tool was not useful for a covenant change. Will work to see if we can get 75% agreement of Unit 16.

- b. Vice President (Hugh Prather):
 - (1) Board Training: “The Three Voices of the Board – Motions, Policy, and Resolutions”
Motions-the Board approves together, Policy-Rules and Regulations, community documents, Resolutions-States the situation and the Board’s position on an issue.
 - (2) Presentation, discussion and approval of the Resolution to accept the **Assignment of Rights and Obligations for Architectural Control, Administration and Enforcement and for Covenant Administration and Enforcement for Hawks Landing (HL)** by the Sandia Heights Homeowners Association (SHHA) Motion Required “Motion to Adopt the Resolution” Bob Thomas-Two developments North Tramway Estates (NTE) and Hawks Landing (HL), Use restrictions NTE were done a few years ago, now assuming HL. Recommending that we assume the units, accept the assignment, mandatory membership to SHHA, appropriate for us to provide the ACC and CSC guidelines. Once they join SHHA, SHHA takes precedent. The Developments maintain their own common area. Hugh to send out the HL Use Restrictions, Codes, Covenants and Restrictions (CC&R) to the Board members. Motion Board will receive the ballot to approve or disapprove after sending the CC&R out. Majority vote by email response. Tabled until September meeting at the request of Hugh Prather.
- c. Secretary (Martin Kirk): (Hugh Prather assuming Secretary position in Martin’s absence)
 - (1) June Board Meeting Minutes Approved on July 12, 2023 after the meeting
 - (2) The July GRIT was approved on June 21, 2023
- d. Treasurer (Randy Tripp): No comments
 - (1) Financials-No report at this meeting

6. COMMITTEE REPORTS:

- a. Architectural Control Committee (ACC)
 - (1) The July 5th meeting minutes were mailed to the Board. Next meeting is July 19th
 - (2) ACC application approvals for June: 36
 - (3) Committee Membership: 8 members.
 - (4) We have legal actions still in progress.
 - (5) Request for EC/Board Action: None
- b. Covenant Support Committee (CSC) (Bob Thomas):
 - (1) A meeting was held on July 10, 2023
 - (2) GRIT article for the July issue: AirBnB Room Rental Satisfactorily Resolved in District Court
 - (3) Files closed
 - a) AirBNB
 - b) Trailer/RV
 - c) Trailer/RV
 - d) Lack of property maintenance
 - e) Shed built (ACC)
 - f) Shed built (ACC-lawyer)
 - g) Trailer/RV and BBQ grill
 - h) Trash Bin
 - (4) As of July 6, there were 14 complaint files open.
 - (5) Committee Membership: 9 members.
 - (6) Request for EC/Board action: None

- c. Community Service & Membership Committee (CS&M) (Elizabeth Edgren):
 - (1) No meeting in June.
 - (2) Ongoing coordination with Environment & Safety Committee regarding a Neighborhood ice cream social at W.L. Jackson Park to promote Neighborhood Watch and SHHA involvement. 1-3 pm
 - (3) Committee membership: 4

- d. Communications & Publications Committee (C&P) (Susan McCasland):
 - (1) Our new SHHA website replaced the old one on June 20. Comments? Suggestions? Send any suggestions to Susan.
 - (2) The August GRIT is in process
 - (3) Committee Membership: 6 members
 - (4) Articles in June GRIT: A New Look to SHHA Website, The Artist Next Door (Claudia Mitchell), More Wildflowers (Claudia Mitchell), It's Hot Out, for you and Your Dog (Judy Durzo), Photo contest.
 - (5) No meeting in June.
 - (6) No requests of the Board or Executive Committee

- e. Environment and Safety Committee (E&S) (Kathleen McCaughey)
 - (1) EGOS update-No building EVER in Elena Gallegos Possible power utility project, underground lines 2700 ft from Honeysuckle, proposing to replace the electrical lines, power companies do not return the land to the original terrain/vegetation
 - (2) Wildfire Update-Cheryl to call County to see if they have a "Forrester" who will red tag dead trees in our area.
 - (3) Neighborhood "Afternoon" Out-Working on all the details Please volunteer to help out

- f. Nomination Committee (NC) (Hugh Prather):
 - (1) Board Membership for Terry Walker: Motion "to approve the Appointment of Terry Walker by the Board for a three-year term" Action required Retired HVAC engineer, has lived in the community for many years, has a wealth of knowledge. Table motion until the August Board meeting
 - (2) Nominating Committee Plans for the 2024 Officers and Board of Directors Filling the Board nicely, losing a few Board members soon, the work done so far is working well. Roger, Hugh and possibly Martin will end their roles in Feb 2024. Heidi introduced herself to the Board, works at Sandia Labs, loves Sandia Heights area. Eric introduced himself to the Board, Mechanical engineering PhD, will join the ACC.

- 7. **UNFINISHED BUSINESS: Action Items from last Board Meeting:**
 - a. **Board:** was asked to reach out to their neighbors and encourage them to become involved in their community by joining the Board. Anyone interested should contact Hugh Prather.
Completed.

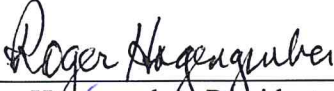
- 8. **NEW BUSINESS: None**

- 9. **BOARD ACTION ITEMS RESULTING FROM THIS MEETING: Motion to adopt resolution tabled until August Board meeting.**

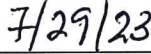
10. ANNOUNCEMENTS: None

11. NEXT MEETING: The next Board meeting is scheduled for August 9, 2023 at 6:30 pm via Zoom.


12. ADJOURNMENT: 8:00pm.



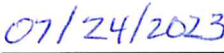
Roger Hagengruber, President



Date



Hugh Prather, VP, assuming Secretary
in Martin Kirk absence



Date

Signatures on file in the SHHA Office