

BOARD MEETING AGENDA
SHHA Monthly Board Meeting November 12, 2025, at 6:00 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 will be called to order by the President at 6:00 PM.
2. **ATTENDANCE:** A quorum will be present. **P: Present; E: Excused; A: Absent**

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

*Special task lead

Staff:

Trish Lovato

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

Ron Patterson

Mark Foehse

3. **APPROVAL OF November 12, 2025, Board meeting Agenda**
 - a. Motion to approve meeting agenda
4. **CONSENT AGENDA ACCEPTANCE:**
 - a. Architectural Control Committee (ACC)
 - 10/15/25
 - 11/5/25
 - b. Communication & Publications Committee (C&P)
 - 11/3/25
 - c. Community Service & Membership (CS&M)
 - d. Covenant Support Committee (CSC)
 - 11/10/25
 - e. Environment & Safety Committee (E&S)
 - 10/28/25
 - f. Finance Committee (FC)
 - 10/30/25

- g. Governance Committee (GC)
 - 10/13/25
 - 10/27/25
- h. Nominating Committee (NC)
 - 10/29/25
- g. PNM Special Task Group

5. PREVIOUS MONTH BOARD MEETING MINUTES ACCEPTANCE

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

6. OFFICER REPORTS

- a. **President (Jim Stewart):**
 - (1) PNM
- b. **Vice President (Kathleen McCaughey):**
 - (1) Appointing Committee Members
 - (2) Annual Meeting draft procedure and timeline
 - Grit article on plurality?
- c. **Treasurer/Finance (Charles Ewing):**
 - (1) Review and discuss 1st draft of 2026 Budget
- d. **Secretary (Larry Dragan):**
 - (1) Reviewed and approved the November GRIT
 - (2) Assisted in Trash pickup day

7. COMMITTEE REPORTS:

- a. **Architectural Control Committee (Phil Krehbiel, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - (2) **Requests for Board Action:**
- b. **Covenant Support Committee (Stan Davis, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - October Accepted 6, Worked 17, Closed 6, Open 11
 - New CSC member Candidate Mark Foehse
 - GRIT: December article on Right-of-way Setbacks
 - Do not endorse use of magnetic SHHA signs on vehicles when carrying out investigations
 - Discussed our general letter-writing sequence for situations where HO's are not communicating and/or cooperating 1st letter > 2nd letter > 3rd letter > Policy on Dispute Resolution letter > Non-Litigious Attorney letter. CSC has a situation that is up to the non-litigious attorney letter phase, but an aspect if it needs to be clarified yet.
 - (2) **Requests for Board Action:**
 - Committee appointment
- c. **Community Service & Membership Committee (Cathy Yandell, Chair)**
 - (1) **Highlights of activity since the last Board meeting:**
 - (2) **Requests for Board Action: N/A**
- d. **Communications & Publications Committee (Claudia Mitchell, Chair)** OBJ
 - (1) **Highlights of activity since the last Board meeting:**
 - Resident Guide updates completed and submitted to Trish

- Voting for the 2026 Resident Guide Cover Photo
- GRIT opening rate of the link to emailed copy has remained steady at 200
- Project of reviewing website for ease of navigation continued
 - Further discussed and decided on changes for homepage clarity/ease of navigation
 - Improved mobile app view of the GRIT archive
 - Discussed content of “dues-paying member and non-dues-paying member benefits”
 - Submitted to BOD Nov 3 for comment on/before Nov 6
- Still looking for C&P Committee Chair and GRIT editor for Claudia’s replacement as of Feb 2026

(2) Requests for Board Action:

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

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

- Great turnout for litter pickup-thanks to Rotary Club of ABQ Sandia
- Thank you Board members for helping out at Trash pickup day

(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:

- Reimbursement check issued to Patricia Lovato for extinguisher maintenance \$6.73
- Review and discuss 1st draft of 2026 Budget

(2) Request for Board Action:

- Motion to grant a “Dues Holiday” for December 2025.

i. Nominating Committee (Kathleen McCaughey, Chair)

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

- Handout review of Director term limits
- Board size good for 2026, minimums +2
- Officer slate 75%

(2) Requests for Board Action:

- Motion to Waive Term Limitations for 2 Board members

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

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

- Review of policies 4.1 and 4.2
- Bylaws revisions
 - Complete-in governing documents and RONR review
 - Discuss Board meetings in December to start review process

(2) Requests for Board Action:

- Motion to approve policies 4.1 and 4.2

k. PNM Special Task Group (Mark Humphrey)

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

- PNM meeting November 13, 5pm, St. Chad Episcopal Church, 7171 Tennyson St NE

(2) Requests for Board Action: N/A

l. Office staff (Trish)

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

- Holiday office closings and vacations.
- Appreciation

m. EXECUTIVE SESSION: N/A

n. UNFINISHED BUSINESS: N/A

o. NEW BUSINESS:

p. ANNOUNCEMENTS/BOARD COMMENTS:

q. NEXT MEETING: The next Board meeting is scheduled for December 10, 2025.

r. ADJOURNMENT: