

**BOARD MEETING MINUTES**  
**SHHA Monthly Board Meeting September 13, 2023, at 6:30 PM**  
**IN-PERSON MEETING**  
**SHHA Office**  
*Prepared by Trish Lovato*

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

Officers		Members		Members	
President – Roger Hagengruber	P	David Crossley	E	Heidi Komkov	P
Vice President – Hugh Prather	P	Elizabeth Edgren	P	Eric Faulring	P
Secretary – Martin Kirk	P	Kevin Lloyd	P	Kathleen McCaughey	P
Treasurer – Randy Tripp	P	Fenton McCarthy	E	Susan McCasland	P
		Claudia Mitchell	P	Arthur Romero	P
		Phil Krehbiel	P	Suresh Neelagaru	E
		Terry Walker	P		

**Staff:**

1. Trish Lovato

**Guest(s):**

1. Marlene Flor-was in attendance

**3. APPROVAL OF AGENDA FOR AUGUST 9, 2023**

- a. Motion to approve Consent Agenda-Approved

**4. CONSENT AGENDA APPROVAL:**

- a. ACC 9/6/23
- b. CSC 9/5/23
- c. E&S 8/29/23
- d. ACC 8/16/23
- e. C&PC 8/15/23

**5. OFFICER REPORTS:**

- a. President (Roger Hagengruber)
  - (1) Hiring administrator-Holly Sylvester will start on 9/18
- b. Vice President (Hugh Prather):
  - (1) Board Training: “The Three Never’s”
    - a. Never Surprise, Always reach out/share
    - b. Never arrive unprepared, Always do your homework
    - c. Never let your Ego loose, Always keep Ego in check

- (2) Plans to update the Bylaws.
  - a. Look over Bylaws, send in suggested changes by 9/29/23
- (3) Plans to update the Board Handbook.
  - a. New board members to give suggested changes in early October.
- c. Secretary (Martin Kirk)
  - (1) August board minutes were signed by Hugh Prather due to his early departure.
- d. Treasurer (Randy Tripp):
  - (1) Briefly explain 2024 budget requests.
    - a. Chair persons to send in requests by 9/30/23.

**6. COMMITTEE REPORTS:**

- a. **Covenant Support Committee (CSC-Arthur Romero, Chair):**
  - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
    - a. Working with Ryan Showers on the new system process, training video
  - (2) Requests for Board Action:
    - a. None
- b. **Community Service & Membership Committee (CS&M) (Elizabeth Edgren):**
  - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
    - a. Neighborhood Afternoon Out Ice Cream Social coming up Sept 24<sup>th</sup>, 1pm to 3pm. Need Board volunteers to help serve ice cream; bring your own scoop.
    - b. At August 30<sup>th</sup> meeting, CS&M Committee members discussed pros and cons of ‘Town Hall’ type gatherings for the SHHA membership, to be held once (or maybe twice) a year, for the purpose of covering current issues or members’ Q&A with the Board of Directors.
      - 1.) Send in your thoughts and suggestions to Elizabeth.
  - (2) Requests for Board Action:
    - a. That the Board discuss and offer recommendations for such meetings, which the CS&M Committee could then enact in 2024.
- c. **Communications & Publications Committee (C&P) (Susan McCasland):**
  - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
    - a. Held a committee meeting on August 15, 2023, minutes were distributed.
    - b. Kevin Lloyd has agreed to be the new GRIT editor. The October issue will be a transition/training month. By the November issue, Kevin is sole editor. Kevin’s background in video and production should make for a vibrant and interesting GRIT.
    - c. Claudia Mitchell is overseeing the 2024 Resident Guide and Directory production.
  - (2) Requests for Board Action:
    - a. None
- d. **Environment and Safety Committee (E&S) (Kathleen McCaughey)**
  - (1) Matters to be presented to the Board not in minutes or reports since last meeting:
    - a. Reminder about attending Neighborhood Afternoon Out
  - (2) Requests for Board Action:
    - a. Commitment for some ice cream scoopers

e. **Nominating Committee (NC) (Hugh Prather)**

(1) Matters to be presented to the Board not in minutes or reports since last meeting:

- a. Introduction of Nominee for Board Membership, Jim Stewart (Statement of Interest previously sent to all.) Deferred until the October meeting.

(2) Requests for Board Action:

- a. Executive session to discuss the nominee was tabled until October meeting. Motion to Approve the Appointment of Jim Stewart to the SHHA Board of Directors will be brought off the table at the October meeting.

f. **Architectural Control Committee (ACC-Phil Krehbiel, Chair):**

(1) Matters to be presented to the Board not in minutes or reports since last meeting:

- a. Begin Discussion of Draft Imposition of Damages Plan (sent to all under separate cover)

(2) Requests for Board Action:

- a. Executive Session to discuss threatened litigation. Motion was approved into Executive session. Entered Executive Session at 7:35 pm.
- b. Executive Session adjourned at 8:00 pm.

7. **UNFINISHED BUSINESS: Action Items from last Board Meeting:**

- a. None.


8. **NEW BUSINESS:**

- a. All Board members review draft Imposition of Damages Plan for further discussion at the October Board meeting. Provide Phil Krehbiel with any feedback individually in the meantime.
- b. All Board Members are invited to review the SHHA Bylaws and offer Hugh Prather any suggested revisions by September 29 on form he will send to each Board Member.
- c. All Board members invited to participate in the Neighborhood Afternoon Out Ice Cream Social coming up September 24

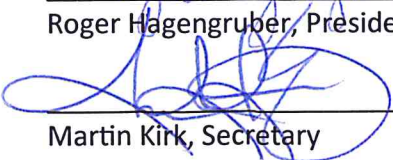
9. **ANNOUNCEMENTS:** Neighborhood Afternoon Out Ice Cream Social on Sunday afternoon, September 24, 2023, 1:00 – 3:00 pm.

10. **NEXT MEETING:** The next Board meeting is scheduled for October 11, 2023, in person at the SHHA Office.

11. **ADJOURNMENT:** 8:04 pm

  
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Roger Hagengruber, President

10/19/23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Martin Kirk, Secretary

1/10/24  
\_\_\_\_\_  
Date