

**BOARD MEETING MINUTES**  
**SHHA Monthly Board Meeting March 13, 2024, at 6:30 PM**  
**SHHA OFFICE IN-PERSON MEETING AND ZOOM**

[HTTPS://US06WEB.ZOOM.US/J/88906740166?pwd=LIcWR9hVCys6JBlHvJ4C71YFWYEBzz.1](https://us06web.zoom.us/j/88906740166?pwd=LIcWR9hVCys6JBlHvJ4C71YFWYEBzz.1)

*Prepared by Trish Lovato*

1. **CALL TO ORDER:** The monthly SHHA Board Meeting was called to order by the President at 6:32 PM.
2. **ROLL CALL:** A quorum was present. **P: Present; E: Excused; A: Absent**

Officers		Members		Members	
President – Jim Stewart	P	Elizabeth Edgren	P	Kathleen McCaughey	P
Vice President – Eric Faulring	P	Heidi Komkov	P	Suresh Neelagaru	A
Secretary – Martin Kirk	P	Phil Krehbiel	P	Arthur Romero	P
Treasurer – Randy Tripp	P	Claudia Mitchell	P	Terry Walker	E

**Staff:**

1. Trish Lovato-Present
2. Diane Barney-Present

**Guest(s):**

1. Anthony Umpierre, MD-Zoom
2. Guy Hertel-Present
3. Kevin Lloyd-Present
4. Woody Farber-Present
5. Anderson Kressy-Present
6. Bob Bower-Present
7. Joel Jordan, Board of Director nominee-Zoom
8. Larry Dragan, Board of Director nominee-Present
9. Stacey Hannah, Board of Director nominee-Present
10. Charles Gurd-Zoom
11. Dwight Stockham-Zoom
12. Larry Layne-Zoom
13. Ryan Woodard-Present

3. **APPROVAL OF AGENDA FOR March 13, 2024**
  - a. Motion to approve Meeting Agenda and Consent Agenda-**Approved**
4. **CONSENT AGENDA APPROVAL:**
  - a. CSC minutes 2/6/24 (emailed 3/11/24)
  - b. CSC minutes 3/5/24 (emailed 3/11/24)

- c. ACC minutes 3/6/24 (emailed 3/11/24)
- d. ACC minutes 2/7/24 (emailed 2/8/24)
- e. ACC minutes 2/21/24 (emailed 2/22/24)
- f. E&S February 2024 minutes (emailed 3/7/24)
- g. E&S January 2024 minutes (emailed 2/2/24)
- h. CS&M January 2024 minutes (emailed 2/5/24)

**5. OFFICER REPORTS:**

- a. President (Jim Stewart):
  - (1) SHHA Road map for the next 2 years-
    - BIO
    - Sustain Board membership
    - Younger involvement
    - Board involvement in community activities
    - Monthly GRIT article
    - Advocate for community
    - Let's have fun
    - Understanding the Budget
    - Recognition for departing Board members
    - Annual Board member retreat
  - (2) Discussion of 2024 Annual meeting
  - (3) Involvement of committee Chairs in Board Activities
- b. Vice President (Eric Faulring):
- c. Secretary (Martin Kirk):
  - (1) Approved February and March GRIT
  - (2) Managed Homeowner Questions at Annual Meeting
  - (3) Assisted in obtaining answers to SHHA questions from appropriate Board members
- d. Treasurer (Randy Tripp):
  - (1) First meeting 3/14/24
  - (2) CD renewal

**6. GUEST COMMENTS:**

- a. Ryan Woodard-Bluebell-Never heard of the GRIT in 6 years. Did receive the annual meeting letter.
- b. Carlye Woodard-Bluebell-Could security drop off letters?
- c. Woody Farber-Quail Run-Fine proposal good idea, but see some problems. Everything needs to be documented well. Due process. Required membership-SHHA can not change the covenants. Unit 20 attempt was made
- d. Andersen Kressy-Former Board member and lawyer-Legal opinion from reputable law firm, SHHA qualifies under the NM homeowners act, what is my authority do I have as a board member, look into the insurance for board members, title insurance companies, real estate professionals and appraisers, impact of motions on real estate in Sandia Heights
- e. Guy Hertel-San Rafael-annual meeting was contentious, wants to know the progress since the meeting

- f. **Kevin Lloyd-solution in search of a problem, should be voted upon, community should vote, would like to see a legal argument**

**7. COMMITTEE REPORTS:**

- a. **Architectural Control Committee (ACC-Phil Krehbiel, Chair):**
  - (1) Highlights of activity since last board meeting: Update on litigations.
    - a. Morales-Trial setting in September
    - b. Berg-Trial setting February 2025. Court ordered to mediate
  - (2) Requests for Board Action:
- b. **Covenant Support Committee (CSC-Arthur Romero, Chair):**
  - (1) Highlights of activity since last board meeting:
    - a. AirBnb-Won case in shutting down Wolfberry
    - b. AirBnb-Case should be resolved in a month or so on Tramway Lane
  - (2) Requests for Board Action:
- c. **Community Service & Membership Committee (CS&M) (Elizabeth Edgren):**
  - (1) **Highlights of activity since last board meeting:** January committee meeting minutes were sent to the Board on Feb 5<sup>th</sup>. We considered helping with a resident's December service project, as well as how the CS&M might look if/when universal membership is implemented. Only two committee members attended in February, so no official business was conducted. Combined number of new addresses to welcome for January and February is 21.
  - (2) **Requests for Board Action:**
    - a. If we pursue enforcing mandatory universal membership, will we still need a CS&M committee? If so, what will its charter or purpose be?
    - b. Consider reducing the amount we charge residents for Tram tickets, in light of our healthy financial situation.
- d. **Communications & Publications Committee (C&P) (Claudia Mitchell):**
  - (1) Highlights of activity since last board meeting:
    - a. Lost one member and gained 2 new members.
    - b. New member, Merrilea Mayo, is my assistant editor for the GRIT in charge of layout. It appears that the editorship of the GRIT is stable.
  - (2) Requests for Board Action:
- e. **Environment and Safety Committee (E&S) (Kathleen McCaughey)**
  - (1) Highlights of activity since last board meeting:
    - a. E&S focused on questions pertaining to E&S from the Annual Meeting. These included high use of water at Primrose due to required front yard lawns, and what could be done with motorcycle noise on Tramway.
    - b. Discussed that in looking through the new Resident Guide and the SHHA website redo, it now is harder to find information on Wildfire Readiness. We will take action to make changes in these areas.
    - c. GRIT article was proposed and written on "Spring Winds Brint Heightened Wildfire Danger" submitted for April.
    - d. Next trash pick-up date will be in May.
  - (2) Requests for Board Action:

f. **Executive Committee**

(1) **Highlights of activity since last board meeting:** At our 2/7/2024 meeting, an ad hoc Information Technology Committee was formed with Eric Faulring designated by Roger Hagengruber as Chair. The mission statement is addressing the suggestion of our legal counsel and desire of some officers and committee chairs, for email addresses and data storage, provided by and the property of SHHA. Heidi Komkov and Joel Jordan are additional committee members, assisting with determining next steps.

g. **Finance Committee (FC) (Randy Tripp)**

(1) Highlights of activity since last board meeting:

a. Two new finance committee members

(2) Requests for Board Action:

h. **Nominating Committee (NC) (Eric Faulring)**

(1) Highlights of activity since last board meeting:

a. Solicitation for new committee member to replace Susan. **Elizabeth volunteered**

b. Introduction of Board of Director nominees.

(2) Requests for Board Action:

a. Executive session to discuss nominees, and board size determination.

b. Leave executive session to take the action of voting on the nominees (Board actions are a matter of record). Nominees to be kept out of the room to avoid needing to do paper ballots.

- Vote on determination of Board of Director size for 2024, see attached Motion. **Seconded by Art, APPROVED**
- Vote on BOD nominee Joel Jordan, see attached Motion and Statement of Interest. **BIO-Red Oaks Loop, 2017, computer programmer, stay at home dad, interested in being involved in community. Seconded by Art, APPROVED**
- Vote on BOD nominee Larry Dragan, see attached Motion and Statement of Interest. **BIO-Red Rada-Budget office for Fire Dept in Denver, interested in Finance committee. Seconded by Kathleen, APPROVED**
- Vote on BOD nominee Stacey Hannah, see attached Motion and Statement of Interest. **BIO-resident since 1990 off and on, experience on HOA Board as Secretary in Utah, loved having a relationship with those affected, effective as a voice of reason, enjoyed being part of the process. Would like to be on the CSC. Seconded by Claudia, APPROVED**

8. **EXECUTIVE SESSION TO DISCUSS**

a. Policy for the Calculation and Imposition of Damages in Furtherance of the Enforcement of Reservations, Restrictions, and Covenants of Sandia Heights Sandia Heights.

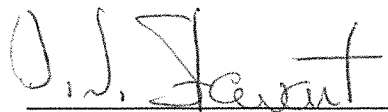
b. Policy for Universal Membership passed by Board in December 13, 2023 Resolution.

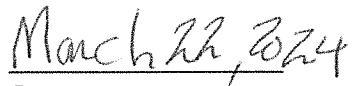
9. **UNFINISHED BUSINESS: Action Items from last Board Meeting:**

10. **NEW BUSINESS:**

a. Request for volunteer(s) to update/synchronize covenants on the website with those on record with the county, and in our office binders. **Place on hold until April Board meeting.**

- 11. **ANNOUNCEMENTS:** Holly Sylvester has put in her resignation effective 3/21/24, we will be looking for a new hire.
- 12. **NEXT MEETING:** The next Board meeting is scheduled for April 10, 2024.
- 13. **ADJOURNMENT:** 8:50pm

  
\_\_\_\_\_  
Jim Stewart, President

  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



X  Board of Directors Date Motion Emailed:  
  Executive Committee  
  Committee: ACC CSC CPC CS&M FIN E&S NOM

SHHA MOTION FORM

STATING A MOTION, please remember:

- Who will follow through on the action? – President, Board, individual, Committee?
- If the action requires “reporting back” or completion—to whom? when?
- If money is involved, how much? Are funds available? How will it be financed?
- If a committee is involved, which one? Is its task to: Consider, Investigate, Act?
- If a special committee (ad hoc) is to be formed, who will chair it, number of members, its specific task (which can't fall within the assigned function of an existing standing committee), and its anticipated termination date?
- Use the 5 W's: Who, What, When, Where, Why (& How, How Much) as necessary.

I, Eric Faulring, move that: we the board elect Larry Dragan to a three year term as a Director, effectively immediately, filling one of the four positions vacated in February 2024 by one Director resignation and three Director terms ending.

EXPLANATION/JUSTIFICATION (if necessary): See statement of interest attached.

Signed: Eric L Faulring 3/13/2024  
Seconded: Kathleen

SECRETARY'S RECORD:

No. 2024 03 - 13 - 3 -  
(year - month - day - # - Committee)

(circle) Voting by: Voice Show of Hands Ballot  
Unanimous Vote? Yes X No

Adopted Postponed Amended Lost Tabled  
Referred to Committee (which one)

ACTION REQUIRED: POC   DUE DATE

DISPOSITION (circle): P&PM BYLAWS

X Board of Directors  
 \_\_\_\_\_ Executive Committee  
 \_\_\_\_\_ Committee: ACC CSC CPC CS&M FIN E&S NOM

Date Motion Emailed:

**SHHA MOTION FORM**

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- If a committee is involved, which one? Is its task to: Consider, Investigate, Act?
- If a special committee (ad hoc) is to be formed, who will chair it, number of members, its specific task (which can't fall within the assigned function of an existing standing committee), and its anticipated termination date?
- Use the 5 W's: Who, What, When, Where, Why (& How, How Much) as necessary.

I, Eric Faulring, move that: we the board elect Stacey Hannah to a three year term as a Director, effectively immediately, filling one of the four positions vacated in February 2024 by one Director resignation and three Director terms ending.

EXPLANATION/JUSTIFICATION (if necessary): See statement of interest attached.

Signed: Eric L Faulring      3/13/2024

Seconded: Claudia

SECRETARY'S RECORD:

No. 2024-03-13-4 -  
(year - month - day - # - Committee)

(circle) Voting by: Voice Show of Hands Ballot

Unanimous Vote? Yes X No \_\_\_\_\_

Adopted      Postponed      Amended      Lost      Tabled  
 Referred to Committee (which one) \_\_\_\_\_

ACTION REQUIRED: POC \_\_\_\_\_ DUE DATE \_\_\_\_\_

DISPOSITION (circle): P&PM BYLAWS



X  Board of Directors  
  Executive Committee  
  Committee: ACC CSC CPC CS&M FIN E&S NOM

Date Motion Emailed:

**SHHA MOTION FORM**

STATING A MOTION, please remember:

- Who will follow through on the action? – President, Board, individual, Committee?
- If the action requires “reporting back” or completion—to whom? when?
- If money is involved, how much? Are funds available? How will it be financed?
- If a committee is involved, which one? Is its task to: Consider, Investigate, Act?
- If a special committee (ad hoc) is to be formed, who will chair it, number of members, its specific task (which can't fall within the assigned function of an existing standing committee), and its anticipated termination date?
- Use the 5 W's: Who, What, When, Where, Why (& How, How Much) as necessary.

I, Eric Faulring, move that: we the board elect Joel Jordan to a three year term as a Director, effectively immediately, filling one of the four positions vacated in February 2024 by one Director resignation and three Director terms ending.

EXPLANATION/JUSTIFICATION (if necessary): See statement of interest attached.

Signed: Eric L Faulring 3/13/2024  
Seconded: Art

SECRETARY'S RECORD:

No. 2024-03-13-2 -  
(year - month - day - # - Committee)

(circle) Voting by: Voice Show of Hands Ballot

Unanimous Vote? Yes X No

Adopted Postponed Amended Lost Tabled  
Referred to Committee (which one)

ACTION REQUIRED: POC   DUE DATE

DISPOSITION (circle): P&PM BYLAWS