

BOARD MEETING MINUTES
SHHA Monthly Board Meeting March 11, 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 6:00 PM.

2.

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

*PNM Special Task Group

Staff:

Trish Lovato-Present

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

Art Morganti-PNM Present-Appreciative of all the participants

Kindred Murillo-PNM Present via Teams

Tony Strati-Present

3. **APPROVAL OF March 11, 2026, Board meeting Agenda**

- a. Motion to approve meeting agenda 2nd by Randy Tripp APPROVED

4. **CONSENT AGENDA ACCEPTANCE: 2nd by Kathleen ACCEPTED**

- a. Architectural Control Committee (ACC)

- o 1/21/26
- o 2/4/26
- o 2/18/26
- o 3/4/26

- b. Communication & Publications Committee (C&P)

- o 2/9/2026

- c. Community Service & Membership (CS&M)

- o 1/29/26
- o 2/26/26

- d. Covenant Support Committee (CSC)
 - o 2/3/26
 - o 3/3/26
- e. Environment & Safety Committee (E&S)
 - o 2/3/26
 - o 2/24/26
- f. Finance Committee (FC)
 - o 2/25/26
- g. Governance Committee (GC)
 - o 1/12/26
 - o 2/9/26
 - o 2/13/26
- h. Nominating Committee (NC)

5. PREVIOUS MONTH BOARD and ANNUAL MEETING MINUTES ACCEPTANCE

- a. Any changes to the January 14, 2026, minutes as posted? **Approved**, or Approved as amended **2nd by Paul**
- b. Any changes to the January 16, 2026, Special meeting minutes as posted? **Approved**, or Approved as amended **2nd by Paul**
- c. Any changes to the February 20, 2026, Special meeting minutes as posted? **Approved**, or Approved as amended **2nd by Randy**
- d. Any changes to the 2026 Annual meeting minutes as posted? **Approved**, or Approved as amended **2nd by Cathy**

6. OFFICER REPORTS

a. President (Robin Dozier Otten):

- (1) Business cards-Let Trish know if you would like some business cards
- (2) Charter for PNM Special Task Group expiration-see below
- (3) Authorization for the purpose of retaining an attorney to represent SHHA on the PNM case at the PRC.-see below

b. Vice President (Kathleen McCaughey):

- (1) Neighborhood Associations community Meeting highlights-We have been a member of the Neighborhood Association and get notifications-Ordinance changes do not affect SHHA. Megan Holcomb from Bernco was present at the Annual meeting.
- (2) Bylaws in affect – resulting changes to Board meetings
 - Clarified quorum, - must be present when vote is taken
 - No proxy or absentee voting by Directors
 - Reminder to capture in minutes for Executive Sessions
 - o Capture topic(s)
 - o Actions or decisions shall be announced in open session and captured in minutes

c. Treasurer/Finance (Charles Ewing):

- Changing meetings to 4th week in the month on Wednesday at 6pm

d. Secretary (Larry Dragan):

- (1) Annual meeting minutes, reports due (Neighborhood and State)
- (2) Updating records
- (3) March GRIT review
- (4) Question by Robin, should we record Annual meetings to help with minutes? Recording could be deleted after minutes are taken.

7. COMMITTEE REPORTS:

- a. **Architectural Control Committee** (Phil Krehbiel, Chair)
- (1) **Highlights of activity since the last Board meeting:** Please see the report.
- **Question by Stan:** Have we heard anything on Bobcat issue? No, we have not received a response at this time.
- (2) **Requests for Board Action: N/A**
- b. **Covenant Support Committee** (Stan Davis, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- Accepted 2 complaints, Closed 0, Open 11
- (2) **Requests for Board Action: N/A**
- c. **Community Service & Membership Committee** (Cathy Yandell, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- 2026 Annual meeting
 - Easter Egg Hunt-March 21-we have an Easter bunny
 - Shredding event-April 18 **The event has changed to April 25 at 9am**
 - Heidi will no longer be on the committee
- (2) **Requests for Board Action: N/A**
- d. **Communications & Publications Committee** (Heidi Komkov, Chair) [OBJ]
- (1) **Highlights of activity since the last Board meeting:**
- Presentation on the state of membership and communication reach
 - GRIT submissions app
 - 2nd to last Monday of the month at 5pm
 - Send the GRIT to all addresses every January, this year we could do it in April.
 - Advertising- will the ads be continued?
- (2) **Requests for Board Action: N/A**
- e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- East Mountain Wildfire Protection Association Meeting – fire insurance
 - Insurance institute of research and safety-2026 came to NM because of multiple fires. Provide certification program \$25, home harden and the
 - NM legislation passed
 - North Sandia Heights is at risk
 - Evac route is one of the top of the priorities
- (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 Cathy Yandell, \$25.84, 2/27/26, Annual meeting expense
- Sandia Peak Utility Company-will no longer automatically make new homeowners paying members and charge them in the SHS billing.

(2) Request for Board Action:

- Motion to adopt the FC of SHHA Charter-Revising to new format
- Motion to appoint the FC members 2nd by Jim APPROVED
- All 4 officers need to go to the bank to change signers.

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 Special Task Group (Kathleen McCaughey, Chair)

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

- Discussion: Recommendation of Governance Committee to be Standing Committee. A lot of work to move forward on in this committee. NC and GC were one but were separated due to different works that need to be done in each committee.
- Discussed having a standardized format for committee charters-each committee would use the format and write their own. Robin thinks this would be very helpful. Charles confirmed that it was easy to do with his Charter. Governance Committee would be available to help committee's with this. Vote of general acceptance.

(2) Requests for Board Action:

- Motion that Governance is moved to a standing committee by Kathleen, 2nd by Jim APPROVED

j. PNM Special Task Group (Mark Humphrey)

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

- Update on the PNM Special Task Group activities
- 6 months since this started, thank you to Jim Stewart for leading
- May 12th meeting will probably go directly to the PRC, we need to obtain legal council. PRC is also handling PNM merger with Blackstone.
- Retainer fee is needed-interviewing a few attorneys, who we hire is extremely important
- \$10,000 retainer fee is needed.
- Mark is ready to fund raise in the community. Is a Go Fund Me an option?
- This years budget for legal fees is \$35k

(2) Requests for Board Action:

- See below in New Business

k. Office staff (Trish)

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

- Trish out of office March 16-20, 2026
- Update of Directory-almost ready to send to printer, hopefully by Friday.
- Monday, March 16, the office will be closed due to water repairs.

l. EXECUTIVE SESSION: N/A

m. UNFINISHED BUSINESS: N/A


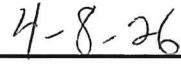
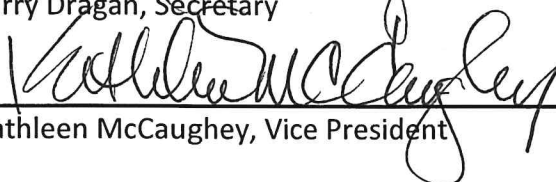
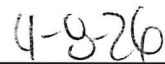
n. NEW BUSINESS:

- Board meeting frequency-in the future we might not meet monthly
- Motion by Jim to extend the PNM Special Task Group for 120 days. 2nd by Charles **APPROVED**
- Motion by Jim to authorize the retention of an attorney to represent SHHA on the PNM case at the PRC and/or Bernalillo County Commission in the amount of \$10,000.00. 2nd by Charles **APPROVED**

o. ANNOUNCEMENTS/BOARD COMMENTS: N/A

p. NEXT MEETING: April 8, 2026

q. ADJOURNMENT: 7:50 pm

 Larry Dragan, Secretary	 Date
 Kathleen McCaughey, Vice President	 Date