

**BOARD MEETING AGENDA**  
**SHHA Monthly Board Meeting April 8, 2026, 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.

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

\*PNM Special Task Group

**Staff:**

Trish Lovato

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

3. **APPROVAL OF April 8, 2026, Board meeting Agenda**
  - a. Motion to approve meeting agenda (Accepted, or Accepted with changes)
4. **CONSENT AGENDA ACCEPTANCE:** (Accepted or Accepted with changes)
  - a. Architectural Control Committee (ACC)
    - o 3/18/26
    - o 4/1/26
  - b. Communication & Publications Committee (C&P)
    - o 3/23/26
  - c. Community Service & Membership (CS&M)
    - o 3/26/26
  - d. Covenant Support Committee (CSC)
    - o 4/7/26
  - e. Environment & Safety Committee (E&S)
    - o 3/31/26
  - f. Finance Committee (FC)
  - g. Governance Committee (GC)
    - o 3/9/26

- 3/23/26
- h. Nominating Committee (NC)  
3/25/26

**5. PREVIOUS MONTH BOARD and ANNUAL MEETING MINUTES APPROVAL**

- a. Any changes to the March 11, 2026, meeting minutes as posted? (Approved, or Approved with changes)

**6. OFFICER REPORTS**

- a. **President (Robin Dozier Otten):**
- b. **Vice President (Kathleen McCaughey):**
  - Stan/myself working North Unit 2 covenant changes regarding authority and short term rentals. Request legal funds
- c. **Treasurer/Finance (Charles Ewing):**
- d. **Secretary (Larry Dragan):**
  - April GRIT review
  - Attended NC meeting

**7. COMMITTEE REPORTS:**

- a. **Architectural Control Committee (Phil Krehbiel, Chair)**
  - (1) **Highlights of activity since the last Board meeting: N/A**
  - (2) **Requests for Board Action: N/A**
- b. **Covenant Support Committee (Stan Davis, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
    - Complaints: Accepted 7; Closed 5; Worked 16; Open EOM 13
    - GRIT April: "Plat Chat"
    - Discussion started with North Unit 2 re/covenant amendments
  - (2) **Requests for Board Action: N/A**
- c. **Community Service & Membership Committee (Cathy Yandell, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
    - A brief review of the Annual Meeting: what went well? Are there things we should change for next year?
    - Review of the revised Board welcome letter to new residents
    - The CS&M proposes to offer 1 (one) free Tramway ticket to enrolling households as an incentive to join the SHHA.
    - New landing page on website for new residents
  - (2) **Requests for Board Action:**
    - Appointment of two new members to the CS&M Committee: Jim Stewart and AnnMarie Lesley.
- d. **Communications & Publications Committee (Heidi Komkov, Chair)**
  - (1) **Highlights of activity since the last Board meeting:**
  - (2) **Requests for Board Action:**
    - Motion to increase GRIT budget to \$30k
    - Appointment of Debbie Bryant to committee

- e. **Environment and Safety Committee** (Kathleen McCaughey, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- Working to put on workshops regarding vent covering and training “contractors/handyman.”
  - Creation of subcommittee within the Charter
- (2) **Request for Board Action:**
- Approve revised Charter-Motion
- 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:**
- (2) **Request for Board Action:**
- Motion to approve revised Charter
- h. **Nominating Committee (Kathleen McCaughey, Chair)**
- (1) **Highlights of activity since the last Board meeting:**
- Review chart in the minutes to verify terms
  - Note to membership and Composition changes
- (2) **Requests for Board Action:**
- Potentially need to fill up to 7 Directors seats, several Chairs will need to be filled. Need everyone to work on recruitment of new Board members
  - Approve revised Charter-Motion
- i. **Governance Special Task Group** (Kathleen McCaughey, Chair)
- (1) **Highlights of activity since the last Board meeting:**
- Committee members reaching out to help with formalizing charters into new format.
  - Removed procedures documents om webpage, out-of-date.
- (2) **Requests for Board Action:**
- Approve revised Charter-Motion
  - Approve retirement of Policies and Guidelines, and the Rules & Regulations-Motion
- j. **PNM Special Task Group (Mark Humphrey)**
- (1) **Highlights of activity since the last Board meeting:**
- (2) **Requests for Board Action:** N/A
- k. **Office staff (Trish)**
- (1) **Highlights of activity since the last Board meeting:**
- Update of Directory
- l. **EXECUTIVE SESSION:**
- m. **UNFINISHED BUSINESS:**
- n. **NEW BUSINESS:**

- Pros and Cons of changing Board meetings to every other month
  - November 11,2026, Board meeting is Veterans Day-need to reschedule
- o. ANNOUNCEMENTS/BOARD COMMENTS:**
- p. NEXT MEETING: May 13, 2026**
- q. ADJOURNMENT:**