BOARD MEETING MINUTES
SHHA Monthly Board Meeting August 12, 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 Dozier Otten	P	Paul Baumgartner	P	Jim Stewart	P
Vice President – Kathleen McCaughey	P	Stan Davis	P	Mark Stiles	P
Secretary – Larry Dragan	P	Andrea Edmonds	P	Randy Tripp	P
Treasurer – Charles Ewing	P	Martin Kirk	P	Terry Walker	P
		Heidi Komkov	P	Cathy Yandell	P
		Phil Krehbiel	P	Kindred Murillo*	A
		Larry Layne	P		

*PNM Special Task Group

Staff:
Trish Lovato - Present

Guest(s) introduction and comments (3 minutes each):
- Steven and Margorie Rogers-Speaking in regards to Sandia Pueblo, oppose the changes Sandia Pueblo is asking for
- Rudy Schlaf-Speaking in regards to Sandia Pueblo, letter to Board, assault of the lifestyle in SHHA, contact local government officials
- Susan Pinkerton via Teams-emailed letter to the Board

3. **APPROVAL OF August 12, 2026, Board meeting Agenda**
   a. Motion to approve meeting agenda (Accepted, or Accepted with changes)

4. **CONSENT AGENDA ACCEPTANCE minutes of last meeting:** (Accepted or Accepted with changes)
   a. Architectural Control Committee (ACC)
   - 7/15/26
   - 8/5/26

   b. Communication & Publications Committee (C&P)
   - 7/2026

   c. Community Service & Membership (CS&M)

- 7/23/26

d. Covenant Support Committee (CSC)
- 7/7/26
- 8/7/26

e. Executive Committee (EC)

f. Environment & Safety Committee (E&S)
- 7/28/26

g. Finance Committee (FC)

h. Governance Committee (GC)
- 7/13/26
- 7/27/26

i. Nominating Committee (NC)
- 8/9/27

5. PREVIOUS MONTH BOARD MEETING MINUTES

a. Any changes to the July 8, 2026, meeting minutes as posted? (Approved, or Approved with changes)

6. President message

a. Sandia Pueblo Transfer Act Discussion/survey results-should we have a special task force to represent SHHA involvement in this matter. Heidi would like a person appointed to help her decide what to publish in the GRIT. Robin has a call in to Senator Heinrich.

b. GRIT timing-moving to two months in advance

c. Board members recruitment-serving on the Board is a privilege, we would like people to step up if interested

d. Bear shooting-criminal activity, SHHA will not be involved in this situation

e. Thank you Jim Stewart for getting BCSO, Sandia Pueblo PD and Sandia Security together for a meeting regarding racing/speeding on Tramway. Good ideas came out of the meeting

7. PNM Special Task Group (Kindred Murillo)

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

(2) Requests for Board Action: N/A

8. COMMITTEE REPORTS:

a. **Architectural Control Committee** (Phil Krehbiel, Chair)

(1) Highlights of activity since the last Board meeting:
- Handout available
- More applications are done online

(2) Requests for Board Action: N/A

b. **Covenant Support Committee** (Stan Davis, Chair)

(1) Highlights of activity since the last Board meeting:
- Statistics- Received 5, Closed 3, Open 19
- Passed a vote to amend the CSC P&G to eliminate geographic requirement for complaints.
- Need to review the ACC/CSC MOU
- Need to review Litigation Criteria

(2) Requests for Board Action: N/A

c. **Community Service & Membership Committee** (Cathy Yandell, Chair)

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

- Taco and Margarita Fiesta was very successful-many people talked to Board regarding the Pueblo and Bears
- Neighborhood Afternoon Out -- September 27

(2) Requests for Board Action:

- Appointment of new committee member, Karen Polk Approved
- Approval of Charter Approved

d. **Communications & Publications Committee** (Heidi Komkov, Chair)

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

- **No meeting in July**

(2) Requests for Board Action: N/A

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

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

- Resident response to bear shooting-Handout
  - Community meeting possible
  - Should we send out communication/message?
- Yard waste program will meet with Thomas at SHS
- Demonstrating rachet straps installation on garbage cans at Neighborhood Night Out

(2) Request for Board Action: N/A

f. **Executive Committee**

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

- Charter revision to include Office Personnel Performance Review and Compensation
- Evaluations will be done in July of each year

(2) Request for Board Action:

- Motion to revise charter. APPROVED

g. **Finance Committee** (Charles Ewing, Chair)

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

- Treasurer reports are posted to website as of today
- Insurance premiums are rising 37.5%
- Could we talk to SHS about reducing cost due to them giving us less information?

(2) Request for Board Action: N/A

h. **Nominating Committee (Kathleen McCaughey, Chair)**

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

- Hold a social gathering where prospective candidates can meet current Directors and learn more about Board service – recruitment

(2) Requests for Board Action: N/A

i. **Governance Committee** (Kathleen McCaughey, Chair)

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

- New Community Documents ready for approval – Governance Hub, Conduct and Accountability Procedure, Member Rights & Responsibilities, Elections & Nominations, and Committees

(2) **Requests for Board Action:**

- Motion to approve new procedures (4) and Governance Hub APPROVED

9. **Office staff** (Trish)

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

- Will be out of the office August 28, Office will be closed.

10. **EXECUTIVE SESSION: N/A**
11. **UNFINISHED BUSINESS: N/A**
12. **NEW BUSINESS: N/A**
13. **ANNOUNCEMENTS/BOARD COMMENTS: Martin will not attend the September Board meeting.**
14. **NEXT MEETING: September 9, 2026**
15. **ADJOURNMENT: 7:52 PM**

Larry Dragan 9/9/26

Larry Dragan, Secretary Date

Kathleen McCaughey 9/9/26

Kathleen McCaughey, Vice President Date

_X_ **Board of Directors** **Date Motion Emailed: 8/3/26**
____**Executive Committee**
____**Committee: ACC CSC CPC CS&M FIN E&S NOM EC GC**

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, Kathleen McCaughey, move that the Board approve the following Governance Resources for publication on the Association website:

- Governance Hub
- Conduct and Accountability Procedure
- Governance Resources:
  - Member Rights & Responsibilities
  - Elections & Nominations
  - Committees

EXPLANATION/JUSTIFICATION (if necessary):

Signed: W. J. Stewart

Seconded: Andrea Edwards

SECRETARY'S RECORD: **No. 20 - ___ - ___ - ___ -**
(year - month - day - # - Committee)

(circle) **Voting by:** Voice Show of Hands Ballot
Unanimous Vote? Yes____ No____

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

ACTION REQUIRED: POC______________________ **DUE DATE**____________

DISPOSITION (circle): **P&PM BYLAWS**

Form Version: 8-4-22

_X_ Board of Directors Date Motion Emailed: 8/3/26
____Executive Committee
____Committee: ACC CSC CPC CS&M FIN E&S NOM EC

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- Use the 5 W's: Who, What, When, Where, Why (& How, How Much) as necessary.

I, Robin Otten, move that the Board approve the revised Executive Committee Charter, as presented, to add the responsibility for Office Personnel Performance Reviews and Compensation.

Office Personnel Performance Reviews and Compensation
The Executive Committee assists the President by:
Assisting with employee performance reviews and evaluations; and
Reviewing employee compensation and salary recommendations for Board consideration.
This amendment is effective immediately upon Board approval.

EXPLANATION/JUSTIFICATION (if necessary):

Signed: ______________ x Robin Otten

Seconded: ______________

SECRETARY'S RECORD: **No. 20 - 26 - 8 - 12 -**
(year - month - day - # - Committee)

(circle) **Voting by:** Voice Show of Hands Ballot
Unanimous Vote? Yes ✓ No____

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

ACTION REQUIRED: POC______________________ **DUE DATE**______________

DISPOSITION (circle): **P&PM BYLAWS**

Form Version: 8-4-22