


**From:** board@silvershekel.org   
**Subject:** SSOA Annual Meeting Materials  
**Date:** July 16, 2024 at 8:20 AM  
**To:**

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### SSOA Annual Meeting Materials

Dear Silver Shekel Property Owners,

Our Annual Meeting and Barbecue will be at 4:00 pm Saturday, July 20th, at **731 Fairview Blvd (New Location)**. Attached is the agenda. Also attached for your review are the draft Minutes of the 2023 Meeting and the current Financial Statements to be approved at the meeting.

If you are not attending and have not already submitted your Proxy form, a blank one is attached. Please complete it and email it to at [board@silvershekel.org](mailto:board@silvershekel.org) or give it to someone who will be attending the meeting.

We look forward to seeing you this Saturday!

Sincerely,

Silver Shekel Owners Association Board of Directors  
board@silvershekel.org  
www.silvershekel.org

## **Agenda**

### **Silver Shekel Owners Association Annual Meeting**

July 20, 2024

4:00 pm

731 Fairview Blvd.

Welcome and Introductions of Board Members	Tom Lebsack
Approval of 2023 Annual Meeting Minutes	Ken Mace
Election of Board Members	Tom Lebsack
Financial Report	Nick Teverbaugh
Presentation by Colorado Parks and Wildlife	Alex Strasser, District Wildlife Manager
Old Business:	
Summer Road Update	Tom Lebsack
Mailbox Update	Nick Teverbaugh
Other Items (Noxious Weeds, Fairview Traffic Circle)	
New Business	
Open Forum: Questions and comments from Property Owners	
Adjourn & Barbecue	

**PROXY FORM - PLEASE RETURN IMMEDIATELY**

SILVER SHEKEL OWNERS ASSOCIATION  
2024 ANNUAL MEETING  
SATURDAY, JULY 20, 2024  
4:00 PM - 731 Fairview Blvd (NEW LOCATION)

We hope you will be able to attend this important meeting. If you are unable to attend the meeting in person, please complete and return this proxy form as soon as possible. Please choose ONE of the names below or fill in the name of someone who will attend the meeting in person as your proxy.

Sincerely,

SILVER SHEKEL OWNERS ASSOCIATION

I hereby appoint (select ONE):

\_\_\_\_\_ Tom Lebsack, President  
OR \_\_\_\_\_ Ken Mace, Secretary  
OR \_\_\_\_\_ Nick Teverbaugh, Treasurer  
OR \_\_\_\_\_, Owner of \_\_\_\_\_  
Address

as my proxy to vote for my lot at the Homeowners' meeting to be held July 20, 2024. This proxy is valid for a period of sixty (60) dayd from the signature date and is void if I am present at the meeting.

Owner's Name: \_\_\_\_\_

Owner's Silver Shekel Address: \_\_\_\_\_

\_\_\_\_\_  
Owner Signature Date

\_\_\_\_\_  
Owner Signature Date

**NOTE: Please sign and date, either electronically or after printing it.**  
**\*\*If you sign it electronically, email it to ssoatreasurer@gmail.com or text it to 970-722-0250.**  
**\*\*If you print it and sign it, either scan it and email it to ssoatreasurer@gmail.com, take a picture of it on your phone and text it to 970-722-0250, give it to your proxy, or mail it to:**

Silver Shekel Owners Association  
880 Fairview Blvd  
Breckenridge, CO 80424

# Silver Shekel Owners Association (SSOA) Annual Meeting Minutes

*Draft for approval at 2024 Annual Meeting*

Saturday, July 08, 2023

Lukos Residence 481 Fairview Blvd.

Board Member attendees: Tom Lebsack, President; Craig Lukos, VP; Nick Teverbaugh, Treasurer; and Directors Eric Degerberg, Kathy Sonnanstine and Kori Fletcher. Absent were Ken Mace, Monica Mantegna, Tommie Jefferies and Nadiya Mitelman-Frey.

In addition, there were a large number of property owners in attendance. A total of 33 properties and 33 proxies were represented for a total of 66. The meeting was deemed official with the quorum requirement in the By-Laws of 20% of the properties in good standing being met.

1. Tom Lebsack opened the meeting at 4:19 pm with the introduction of the SSOA Board Members and a brief description of the activities, duties and responsibilities of the Board.
2. 2022 Annual Meeting Minutes: Approved by voice vote.
3. Election of Board Members: New board member Marty Ferris was elected, and current Board members Eric Degerberg, Kori Fletcher and Monica Mantegna were reelected to three year terms.
4. Treasurer's Report: Presented by Nick Teverbaugh, Treasurer: The Association has approximately \$26,685 in the banks at this time. The main expenses anticipated are the Summer Road, Clean-up Day, Annual Meeting and insurance. Mailbox revenue has exceeded budget because we have recently been able to assign boxes to people that have been waiting. There are only a handful of owners who are delinquent.
5. Old Business:
  - a. Summer Road Update: Tom Lebsack stated that we were successful in getting a Community Wildfire Protection Plan (CWPP) grant for about \$32500 from Summit County to repair the Summer Road. The grant is from the CWPP funds for improvement of the egress from the subdivision in the case of fire. Our portion is about \$3600. We have hired G&G to do the repairs, which will consist of removing the remnants of the recycled asphalt, cleaning and lining the drainage ditches, replacing one damaged culvert and cleaning the others, installing roadbase and treatment with mag chloride. In addition, signage will be installed to warn people about the road and discourage travel. The work will be done in early August.
  - b. Noxious Weeds: Eric Degerberg once again encouraged people to be very proactive with pulling the noxious weeds, especially the false chamomile, and a new weed making great progress, salsify. It is tall weed with a yellow flower and a huge seed ball. Another email reminder will be sent to the residents.

- c. Mailbox Update: Nick stated that we now have the capability to re-assign older unused mailboxes, after a long process of negotiating with the Post Office. A main factor in the decision to allow re-assignment is that the mailboxes are owned by Silver Shekel, not the PO. Anyone wanting a box should let Nick or Ken Mace know.

## 6. New Business:

### Fire Safety:

Captain Matt Benedict, Wildfire Division, Red, White and Blue Fire gave a very detailed talk of the health of our forests as well as some suggestions for safety around our homes.

- a. Keep grasses and low bushes within 5 feet of the homes cut low to a couple of inches by using a weed whacker. Weed whack every month during the summer.
- b. Within 5-30 feet cut low branches to 6 or more feet above the ground so fire cannot make the jump from the ground to the canopy.
- c. Remove any juniper bushes immediately as they are among the most highly flammable of all vegetation.
- d. Use a leaf blower to remove all pine needles away from the base of the home and roof valleys.
- e. He mentioned that there is an interesting TED Talk called Tree Epidemic which is worth listening too.
- f. You must have a permit for any burning outside, as well as for campfires.

## 7. Open Forum:

- a. Marty Ferris brought the need to be actively engaging the county to improve the roads on the 3<sup>rd</sup> filing. They are very bumpy and need some TLC.
- b. The McCain Property: A long discussion regarding the construction and long term plans for this parcel across the highway. It was noted that along with the residential buildings, there will be a new facility housing FIRC and Building Hope. Both non-profits bring lots of benefits to Summit County residents.
- c. Traffic Circle: Residents were encouraged to be active with regards to contacting CDOT as well and the County, and Breckenridge Town Council regarding the safety of pedestrians as well as our general safety on a daily basis when crossing traffic there. Updated signage is needed.

There being no further business to address, the meeting was adjourned at 5:58.

Respectfully submitted,

Eric Degerberg, acting for Ken Mace, Secretary

Silver Shekel Owners Association 2024 Budget  
Approved at January 24, 2024 Board of Directors Meeting

Income	
5000 - MEMBER DUES INCOME (1)	9,250
5100 - INTEREST BANK	30
5150 - INTEREST MEMBERS	30
5200 - P O BOX REVENUE	150
5300 - MISCELLANEOUS INCOME	
Total Income	9,460
Expense	
6000 · ANNUAL CLEANUP	3,000
6100 · BANK CHARGES	25
6150 · D&O LIABILITY INSURANCE	2,200
6200 · LEGAL FEES	250
6300 · MEETING EXPENSE	1,400
6400 · MAINTENANCE - MAIL BOXES	100
6500 · OFFICE SUPPLIES	100
6600 · P O BOX EXPENSE	100
6700 · POSTAGE	100
6750 - QUICKBOOKS ANNUAL FEE	275
6800 · STATE FILING FEE	48
6900 · SUMMER ROAD MAINTENANCE	3,500
6970 - INCOME TAXES	0
7000 · WEBSITE HOSTING/DEVELOPMENT	40
7100 · MISC/EMERGENCY EXPENSES	0
Total Expense	11,138
Net Income	-1,678

NOTES:

(1) Dues are \$50/year.

Budget assumes 185 owners pay out of 195 total.

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07/15/24

SILVER SHEKEL OWNERS ASSOCIATION  
Statement of Cash Flows  
January through June 2024

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	<u>Jan - Jun 24</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	5,738.82
Adjustments to reconcile Net Income to net cash provided by operations:	
1400 · A/R MEMBER DUES	-735.58
1100 · PREPAID EXPENSES	0.00
1150 · GRANT FUNDS RECEIVABLE	0.00
12100 · Inventory Asset	0.00
2000 · OTHER CURRENT LIABILITIES	0.00
2100 · PRE-PAID ANNUAL DUES	0.00
24000 · Payroll Liabilities	0.00
	<hr/>
Net cash provided by Operating Activities	5,003.24
<b>INVESTING ACTIVITIES</b>	
Net cash provided by Investing Activities	0.00
<b>FINANCING ACTIVITIES</b>	
30000 · Opening Balance Equity	0.00
3200 · MAIL BOX FUND BALANCE	0.00
32000 · Unrestricted Net Assets	-2,278.30
3900 · OPERATING FUND BALANCE	2,278.30
	<hr/>
Net cash provided by Financing Activities	0.00
Net cash increase for period	5,003.24
Cash at beginning of period	19,963.13
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Cash at end of period	<u><u>24,966.37</u></u>

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07/15/24  
Cash Basis

SILVER SHEKEL OWNERS ASSOCIATION  
Profit & Loss Budget vs. Actual  
January through June 2024

	Jan - Jun 24	Budget
<b>Income</b>		
49900 · Uncategorized Income	0.00	
5000 · MEMBER DUES INCOME	9,355.57	9,880.00
5100 · INTEREST - BANK	36.71	1.49
5150 · INTEREST - MEMBERS	19.93	87.85
5200 · P O BOX REVENUE	600.00	0.00
5250 · CONTRIBUTIONS	0.00	70.00
<b>Total Income</b>	<b>10,012.21</b>	<b>10,039.34</b>
<b>Cost of Goods Sold</b>		
50000 · Cost of Goods Sold	0.00	
<b>Total COGS</b>	<b>0.00</b>	
<b>Gross Profit</b>	<b>10,012.21</b>	<b>10,039.34</b>
<b>Expense</b>		
6000 · ANNUAL CLEANUP	0.00	0.00
6100 · BANK CHARGES	6.10	10.70
6150 · D&O LIABILITY INSURANCE	2,264.23	1,879.00
6200 · LEGAL FEES	0.00	0.00
6300 · MEETING EXPENSE	0.00	0.00
6400 · MAINTENANCE - MAIL BOXES	91.64	
6500 · OFFICE SUPPLIES	41.99	47.08
6600 · P O BOX EXPENSE	100.00	0.00
66000 · Payroll Expenses	0.00	
6700 · POSTAGE	0.00	58.00
6750 · QUICKBOOKS ANNUAL FEE	0.00	
6800 · STATE FILING FEE	43.00	0.00
6900 · SUMMER ROAD MAINTENANCE		
6950 · SUMMER ROAD GRANT - 2022	0.00	0.00
6951 · SUMMER ROAD GRANT - 2023	0.00	
6900 · SUMMER ROAD MAINTENANCE - Other	2,468.00	
<b>Total 6900 · SUMMER ROAD MAINTENANCE</b>	<b>2,468.00</b>	<b>0.00</b>
6970 · INCOME TAXES	0.00	
7000 · WEBSITE HOSTING	0.00	226.52
7100 · MISC/EMERGENCY EXPENSES	0.00	0.00
<b>Total Expense</b>	<b>5,014.96</b>	<b>2,221.30</b>
<b>Net Income</b>	<b>4,997.25</b>	<b>7,818.04</b>



SILVER SHEKEL OWNERS ASSOCIATION  
**Balance Sheet**  
As of June 30, 2024

	<u>Jun 30, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1000 · CASH - 1st BANK CHECKING	24,910.38
<b>Total Checking/Savings</b>	24,910.38
<b>Accounts Receivable</b>	
1400 · A/R MEMBER DUES	-5.99
<b>Total Accounts Receivable</b>	-5.99
<b>Other Current Assets</b>	
1100 · PREPAID EXPENSES	0.00
1150 · GRANT FUNDS RECEIVABLE	0.00
12000 · *Undeposited Funds	55.99
12100 · Inventory Asset	0.00
<b>Total Other Current Assets</b>	55.99
<b>Total Current Assets</b>	24,960.38
<b>Fixed Assets</b>	0.00
<b>Other Assets</b>	0.00
<b>TOTAL ASSETS</b>	<b><u>24,960.38</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	0.00
Credit Cards	0.00
<b>Other Current Liabilities</b>	
2000 · OTHER CURRENT LIABILITIES	0.00
2100 · PRE-PAID ANNUAL DUES	0.00
24000 · Payroll Liabilities	0.00
<b>Total Other Current Liabilities</b>	0.00
<b>Total Current Liabilities</b>	0.00
<b>Long Term Liabilities</b>	0.00
<b>Total Liabilities</b>	0.00

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Cash Basis

SILVER SHEKEL OWNERS ASSOCIATION  
**Balance Sheet**  
As of June 30, 2024

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	<u>Jun 30, 24</u>
<b>Equity</b>	
30000 · Opening Balance Equity	0.00
3200 · MAIL BOX FUND BALANCE	0.00
32000 · Unrestricted Net Assets	0.00
3900 · OPERATING FUND BALANCE	19,963.13
Net Income	<u>4,997.25</u>
<b>Total Equity</b>	<u>24,960.38</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>24,960.38</u></u>