


From: board@silvershekel.org 
Subject: SSOA Annual Meeting Materials
Date: July 16, 2025 at 8:00 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 19th, at **731 Fairview Blvd (same location as last year)**. Attached is the agenda. Also attached for your review are the draft Minutes of the 2024 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 us at board@silvershekel.org or give it to someone who will be attending the meeting.

We hope you will attend the meeting. It's usually pretty short and a great opportunity to meet new neighbors and renew old acquaintances. We look forward to seeing you on Saturday.

Sincerely,

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

Agenda
Silver Shekel Owners Association Annual Meeting

July 19, 2025

4:00 pm

731 Fairview Blvd.

| | |
|---|-----------------|
| Welcome and Introductions of Board Members | Tom Lebsack |
| Approval of 2024 Annual Meeting Minutes | Ken Mace |
| Election of Board Members | Tom Lebsack |
| Financial Report | Nick Teverbaugh |
| Old Business: | |
| Summer Road Update | |
| Mailbox Update | |
| New Business: | |
| Garage Sale/Free Stuff Day | |
| Clean-up Day | |
| Other | |
| Open Forum: Questions and comments from Property Owners | |
| Adjourn & Barbecue | |

Silver Shekel Owners Association (SSOA) Annual Meeting
Saturday, July 20, 2024
Del Anderson Residence 731 Fairview Blvd.

To be approved at 2025 Annual Meeting

Board Member attendees: Tom Lebsack, President; Nick Teverbaugh, Treasurer; Ken Mace, Secretary; Kathy Sonnanstine, Marty Ferris, Eric Degerberg, Kori Fletcher and Tommie Jefferies. Monica Mantegna was not present.

There were 28 units (45+/- people) in attendance and 47 by proxy for a total of 75. With a quorum being met, the meeting was deemed official. (Under SSOA By-Laws 20% of members is a quorum. There are 195 properties in Silver Shekel with 184 owners in good standing. Twenty percent is 37.)

Tom Lebsack opened the meeting at 4:15 pm welcoming all property owners in attendance, in particular, the people that are new in Silver Shekel or are attending their first meeting.

The 2023 Annual Meeting Minutes were approved by voice vote after a motion by Marty Ferris.

Election of Board Members: Current Board Members Tom Lebsack, Ken Mace and Nick Teverbaugh were the only three candidates for three board positions for 3-year terms. Rich Ferris made the motion to re-elect them by acclamation. Kathy Sonnanstine seconded. All in attendance approved.

Financial Report: Nick Teverbaugh, Treasurer, stated that we have about \$25,000 cash on hand with \$2121.00 of annual dues still outstanding from 11 owners. Since we have been authorized to invoice and collect interest and late charges the number of Owners who have not paid in previous years has declined, but this year we have a larger number who have not paid, possibly because the interest amount has been reduced by state law. The motion to accept the Treasurer's report was made by Phyllis Mace, seconded by Mart Ferris and approved by all present.

Old Business:

Mailbox Status: Presently we have two (2) mailboxes available for use by owners. Most of the boxes in the newest pod (H) cannot be rented until the post office increases the number of slots in the contract route.

Summer Road Status: Work was completed through a grant from Summit County last year: drainage, added rip rap, road base compacted with mag chloride and signage at top and bottom. This year re-grading and mag chloride compaction to be done Tuesday 07/23/2024.

Fairview Traffic Circle: In August, 2023, a meeting with CDOT, Town of Breckenridge and SSOA Board members took place to identify problems and potential solutions. We were advised subsequently that the Town and CDOT approved the installation of flashing Yield to Pedestrian signs on CO 9, but there has not been any funding to date. Town has added Chevron Arrow Signs as warnings to drivers of the traffic circle. CDOT has re-applied markings to the pavement. Installation of Fairview Blvd street sign is CDOT's responsibility and will be installed. No time frame given.

New Business:

McCain Property: The extension of Stan Miller Drive Road to Coyne Valley Road is now under construction and should be completed in August.

Our Roads: Silver Circle repaving is to be done in August 2024. Also, the Shekel Lane winter 2024 water main damage is to be repaired in August by Town of Breckenridge.

Presentation by Alex Strasser, District Wildlife Manager for CO Parks and Wildlife: His primary message is do not feed the wildlife. Intentionally feeding fox, for example, spreads mange, a very communicable disease among wildlife and pets. And the feeding of wildlife is illegal. Nuisance wild life, such as voles, can be controlled legally as long as they are causing damage.

Eric Degerberg presented information about the real estate market, especially in Silver Shekel. In general the market has flattened and inventories have increased.

Speeding vehicles on Fairview Blvd., especially, needs to be better controlled. Owner's are encouraged to report speeders to Summit County Sheriff's Office. Marty Ferris will talk to them about increasing patrols.

Noxious Weeds: The Summit County has sprayed for noxious weeds along the roadways but owners are encouraged to pull the weeds when located.

Parking on our Silver Shekel roads, especially in winter, should be brought to the attention of the Summit County Sheriff and STR (short term rentals) complaints need to be directed to the Summit County STR hotline.

It was noted that home owner's insurance was being cancelled for wild fire concerns/reasons on some properties. Example: standing dead trees on property.

There being no further business a motion to adjourn was made by Kathy Sonnanstine and seconded by Bruce Davidson. Meeting adjourned at 5:00 pm.

Respectfully submitted,
Kenneth Mace, Secretary

PROXY FORM - PLEASE RETURN IMMEDIATELY

SILVER SHEKEL OWNERS ASSOCIATION
2024 ANNUAL MEETING
SATURDAY, JULY 19, 2025
4:00 PM - 731 Fairview Blvd

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 19, 2025. 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(s)

Silver Shekel Property 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 | 2025 | 2024 |
|------------------------------------|--------|--------|
| | BUDGET | ACTUAL |
| Income | | |
| 5000 - MEMBER DUES INCOME | 9,600 | 10,011 |
| 5100 - INTEREST BANK | 50 | 55 |
| 5150 - INTEREST MEMBERS | 35 | 44 |
| 5200 - P O BOX REVENUE | 300 | 1,350 |
| 5300 - MISCELLANEOUS INCOME | | |
| Total Income | 9,985 | 11,460 |
| Expense | | |
| 6000 · ANNUAL CLEANUP | 2,200 | 3,220 |
| 6100 · BANK CHARGES | 10 | 6 |
| 6150 · D&O LIABILITY INSURANCE | 2,400 | 2,264 |
| 6200 · LEGAL FEES | | 0 |
| 6300 · MEETING EXPENSE | 1,200 | 1,037 |
| 6500 · OFFICE SUPPLIES | 100 | 42 |
| 6600 · P O BOX EXPENSE | 100 | 192 |
| 6700 · POSTAGE | | 0 |
| 6750 - QUICKBOOKS ANNUAL FEE | 325 | 325 |
| 6800 · STATE FILING FEE | 48 | 68 |
| 6900 · SUMMER ROAD MAINTENANCE | 4,500 | 4,537 |
| 6970 - INCOME TAXES | | |
| 7000 · WEBSITE HOSTING/DEVELOPMENT | 300 | |
| 7100 · MISC/EMERGENCY EXPENSES | | |
| Total Expense | 11,183 | 11,691 |
| Net Income | -1,198 | -231 |
| CASH BALANCE AT END OF YEAR | | 20,433 |

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Cash Basis

SILVER SHEKEL OWNERS ASSOCIATION
Profit & Loss Budget vs. Actual
January through June 2025

| | Jan - Jun 25 | Budget |
|---------------------------------------|--------------|----------|
| Income | | |
| 49900 · Uncategorized Income | 0.00 | |
| 5000 · MEMBER DUES INCOME | 9,315.00 | 9,600.00 |
| 5100 · INTEREST - BANK | 11.65 | 24.00 |
| 5150 · INTEREST - MEMBERS | 14.82 | 15.00 |
| 5200 · P O BOX REVENUE | 450.00 | 300.00 |
| 5250 · CONTRIBUTIONS | 0.00 | |
| Total Income | 9,791.47 | 9,939.00 |
| Cost of Goods Sold | | |
| 50000 · Cost of Goods Sold | 0.00 | |
| Total COGS | 0.00 | |
| Gross Profit | 9,791.47 | 9,939.00 |
| Expense | | |
| 6000 · ANNUAL CLEANUP | 0.00 | 0.00 |
| 6100 · BANK CHARGES | 12.40 | 10.00 |
| 6150 · D&O LIABILITY INSURANCE | 2,395.00 | 2,400.00 |
| 6200 · LEGAL FEES | 0.00 | |
| 6300 · MEETING EXPENSE | 0.00 | 0.00 |
| 6500 · OFFICE SUPPLIES | 0.00 | 0.00 |
| 6600 · P O BOX EXPENSE | 0.00 | 0.00 |
| 66000 · Payroll Expenses | 0.00 | |
| 6700 · POSTAGE | 0.00 | |
| 6750 · QUICKBOOKS ANNUAL FEE | 0.00 | 0.00 |
| 6800 · STATE FILING FEE | 44.00 | 48.00 |
| 6900 · SUMMER ROAD MAINTENANCE | | |
| 6950 · SUMMER ROAD GRANT - 2022 | 0.00 | |
| 6951 · SUMMER ROAD GRANT - 2023 | 0.00 | |
| 6900 · SUMMER ROAD MAINTENANCE - O... | 100.00 | 100.00 |
| Total 6900 · SUMMER ROAD MAINTENANCE | 100.00 | 100.00 |
| 6970 · INCOME TAXES | 0.00 | |
| 7000 · WEBSITE HOSTING | 538.87 | 300.00 |
| 7100 · MISC/EMERGENCY EXPENSES | 0.00 | |
| Total Expense | 3,090.27 | 2,858.00 |
| Net Income | 6,701.20 | 7,081.00 |

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SILVER SHEKEL OWNERS ASSOCIATION
Statement of Cash Flows
January through June 2025

| | <u>Jan - Jun ...</u> |
|--|------------------------------|
| OPERATING ACTIVITIES | |
| Net Income | 7,513.61 |
| Adjustments to reconcile Net Income to net cash provided by operations: | |
| 1400 · A/R MEMBER DUES | -712.41 |
| 1100 · PREPAID EXPENSES | 0.00 |
| 1150 · GRANT FUNDS RECEIVABLE | 0.00 |
| 12100 · Inventory Asset | 0.00 |
| 2000 · OTHER CURRENT LIABILITI... | 0.00 |
| 2100 · PRE-PAID ANNUAL DUES | 0.00 |
| 24000 · Payroll Liabilities | 0.00 |
| | <hr/> |
| Net cash provided by Operating Acti... | 6,801.20 |
| INVESTING ACTIVITIES | |
| Net cash provided by Investing Activi... | 0.00 |
| FINANCING ACTIVITIES | |
| 30000 · Opening Balance Equity | 0.00 |
| 3200 · MAIL BOX FUND BALANCE | 0.00 |
| 32000 · Unrestricted Net Assets | 0.00 |
| 3900 · OPERATING FUND BALANCE | 0.00 |
| | <hr/> |
| Net cash provided by Financing Acti... | 0.00 |
| Net cash increase for period | 6,801.20 |
| Cash at beginning of period | <hr/> 19,732.67 |
| Cash at end of period | <hr/> 26,533.87 <hr/> |

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Cash Basis

SILVER SHEKEL OWNERS ASSOCIATION
Balance Sheet
As of June 30, 2025

| | <u>Jun 30, ...</u> |
|----------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · CASH - 1st BANK CHECKING | <u>26,533.87</u> |
| Total Checking/Savings | 26,533.87 |
| Accounts Receivable | |
| 1400 · A/R MEMBER DUES | <u>-100.00</u> |
| Total Accounts Receivable | -100.00 |
| Other Current Assets | |
| 1100 · PREPAID EXPENSES | 0.00 |
| 1150 · GRANT FUNDS RECEIVABLE | 0.00 |
| 12000 · *Undeposited Funds | 0.00 |
| 12100 · Inventory Asset | <u>0.00</u> |
| Total Other Current Assets | <u>0.00</u> |
| Total Current Assets | 26,433.87 |
| Fixed Assets | 0.00 |
| Other Assets | <u>0.00</u> |
| TOTAL ASSETS | <u>26,433.87</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 0.00 |
| Credit Cards | 0.00 |
| Other Current Liabilities | |
| 2000 · OTHER CURRENT LIABILIT... | 0.00 |
| 2100 · PRE-PAID ANNUAL DUES | 0.00 |
| 24000 · Payroll Liabilities | <u>0.00</u> |
| Total Other Current Liabilities | <u>0.00</u> |
| Total Current Liabilities | 0.00 |
| Long Term Liabilities | <u>0.00</u> |
| Total Liabilities | 0.00 |

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Cash Basis

SILVER SHEKEL OWNERS ASSOCIATION
Balance Sheet
As of June 30, 2025

| | <u>Jun 30, ...</u> |
|---------------------------------------|-------------------------|
| Equity | |
| 30000 · Opening Balance Equity | 0.00 |
| 3200 · MAIL BOX FUND BALANCE | 0.00 |
| 32000 · Unrestricted Net Assets | -230.46 |
| 3900 · OPERATING FUND BALANCE | 19,963.13 |
| Net Income | <u>6,701.20</u> |
| Total Equity | <u>26,433.87</u> |
| TOTAL LIABILITIES & EQUITY | <u>26,433.87</u> |