

From: board@silvershekel.org 
Subject: SSOA 2026 Annual Meeting Materials
Date: July 15, 2026 at 7:31 AM
To:

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SSOA 2026 Annual Meeting Materials

Dear Silver Shekel Property Owners,

Our Annual Meeting and Barbecue will be at 4:00 pm Saturday, July 18th, at **731 Fairview Blvd (same location as last year)**. Attached is the agenda. Also attached for your review are the draft Minutes of the 2025 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.

All property owners in good standing are invited to attend. If you haven't paid your dues, please bring a check or Zelle® receipt for the past due payment to participate.

We hope you will attend the meeting. It's usually pretty short and a great opportunity to meet new neighbors and renew 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 18, 2026

4:00 pm

731 Fairview Blvd.

Welcome and Introductions

Approval of 2025 Annual Meeting Minutes

Election of Board Members

Financial Report

Old Business:

Summer Road Update

Mailbox Update

New Business:

Open Forum:

Questions and comments from Property Owners

Adjourn & Barbecue

Silver Shekel Owners Association (SSOA) Annual Meeting
Saturday, July 19, 2025
Del Anderson Residence 731 Fairview Blvd.

DRAFT for approval at 2026 Annual Meeting

Board Member attendees: Tom Lebsack, President; Nick Teverbaugh, Treasurer; Ken Mace, Secretary; Marty Ferris, VP; Monica Mantegna, Kori Fletcher and Tommie Jefferies. A total of 31 properties and 45 proxies were represented for a total of 76 units. Meeting was deemed official with a quorum number was met. (20% of members constitutes a quorum under SSOA By-Laws)

Tom Lebsack opened the meeting at 4:10 pm with the introduction of the SSOA Board Members and gave a brief description of activities, duties and responsibilities of the SSOA Board.

Approval of 2024 Annual Meeting Minutes was done. Monte McClenahan made the motion to accept, Elizabeth Winfield seconded and minutes were approved by all present.

Election of Board Members: There were 4 open positions for board membership and 4 candidates. Eric Degerberg, Marty Ferris, and Kori Fletcher were re-elected for 3 year terms, and Wendi Alexander was elected to a 3 year term replacing Monica Montegna. Motion to elect all by acclamation was made by Rich Ferris, seconded by Libby Richey and approved by all present.

Financial Report was given by Nick Teverbaugh, Treasurer: Nick stated that we still had \$26,500 on hand in order to pay expected bills. We have 5 or 6 member annual dues still outstanding. Delinquent HOA dues are subject to CO Law and is a lien on the property and interest with late charges are appropriate. Since we have been authorized to invoice and collect interest and late charges the number of delinquencies has declined until this year. Two of our largest expenditures are for the Summer Road and the Annual Clean-up costs. To help reduce the Clean-up cost this year the Board decided to eliminate one dumpster. The motion to accept the Treasurer's report was made by Marty Ferris, seconded by Monica Mantegna and approved by all present.

Old Business:

Summer Road: An annual spirited discussion regarding the road. Tom Lebsack stated that it is the responsibility of the SSOA to maintain the road as an emergency exit and SSOA continues to try to work with Summit County Road & Bridge to mitigate the costs. Other exits, including Silver Circle or Shekel Lane to the Highlands Development could be considered as in the past. It was noted by a Member that annual property Insurance costs would be much higher if we did not have this second means of egress. Tom also noted that the Summer Road concerns have been an issue since SSOA was formed in 1971. It was recommended that summer maintenance be scheduled and done earlier in the season.

Mailboxes Update: Presently there are no new mailboxes in our cluster available for use by residents. Although we have some empty slots. The USPS has limited the number of mailboxes on the rural delivery route.

New Business:

Garage Sales/Clean-up Days: Because of the Garage Sales/Free Stuff days a week prior to Clean-up Day this year the two dumpsters were not quite full compared to previous years when three dumpsters were filled to overflowing. In addition, the amount of trash going into the dumpsters was reduced by Chris Fletcher volunteering his trailer to collect metal scrap.

Marty Ferris indicated that the Town of Breckenridge is planning on relocating the existing bicycle path to the far (west side) of the employee housing on the McCain property. This should reduce the safety problems at the Fairview roundabout.

The Town has been pushing the Dark Sky Initiative to reduce light pollution. In the Town, all lighting must now be compliant. The County has not yet adopted these restrictions, except for new construction. We will send information to the SSOA members about this.

Other:

Bruce Davidson proposed the SSOA contact tree removal companies to acquire pricing to remove the dead beetle killed trees throughout the development. Also he mentioned that there are several steel metal shipping containers that people are utilizing as sheds for storage and felt they degrade the neighborhood.

Noxious Weeds: Tom stated the Summit County Web Site has information regarding Noxious Weeds that are prevalent in Summit County and what we can do to try to eliminate them in Silver Shekel.

Speeding vehicles on Fairview Blvd. continue to be an issue.

Motion to adjourn was by Pat Zanca and seconded by Bruce Davidson. The meeting was adjourned at 5:00 pm.

Respectfully submitted,
Kenneth Mace, Secretary

2026 BUDGET WITH ACTUALS THROUGH JUNE

	2026 AS OF					
SILVER SHEKEL OWNERS ASSOCIATION	6/30/26	2026	2025	2024	2023	2022
	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL	ACTUAL
Income						
5000 - MEMBER DUES INCOME	9,073	10,000	9,915	10,011	9,760	10380
5100 - INTEREST BANK	182	20	22	55	47	12
5150 - INTEREST MEMBERS	18	25	402	44	31	99
5200 - P O BOX REVENUE		0	450	1,350	2,760	120
5300 - MISCELLANEOUS INCOME	9				17	70
Total Income	9,282	10,045	10,790	11,460	12,615	10,681
Expense						
6000 - ANNUAL CLEANUP		2,500	2,146	3,220	2,959	2,610
6100 - BANK CHARGES	17	15	12	6	10	26
6150 - D&O LIABILITY INSURANCE	1,879	1,879	2,395	2,264	2,057	1,879
6200 - LEGAL FEES				0		43
6300 - MEETING EXPENSE	113	1,200	1,065	1,037	1,057	1,304
6500 - OFFICE SUPPLIES		100		42		47
6600 - P O BOX EXPENSE		100	100	192	156	198
6700 - POSTAGE				0	63	89
6750 - QUICKBOOKS ANNUAL FEE		500	500	325	275	
6800 - STATE FILING FEE		69	69	68	40	10
6900 - SUMMER ROAD MAINTENANCE	1,163	4,000	3,619	4,537	3,718	2,361
6970 - INCOME TAXES	87				3	
7000 - WEBSITE			539			227
7100 - MISC/EMERGENCY EXPENSES						110
Total Expense	3,259	10,363	10,445	11,691	10,337	8,905
Net Income	6,024	-318	345	-231	2,278	1,776
CASH BALANCE AT END OF YEAR			20,227	20,433	19,963	2,328

SILVER SHEKEL OWNERS ASSOCIATION
Statement of Cash Flows
January through June 2026

	<u>Jan - Jun ...</u>
OPERATING ACTIVITIES	
Net Income	7,063.98
Adjustments to reconcile Net Income to net cash provided by operations:	
1400 · A/R MEMBER DUES	-1,028.49
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
Net cash provided by Operating Acti...	6,035.49
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
Net cash provided by Financing Acti...	0.00
Net cash increase for period	6,035.49
Cash at beginning of period	20,227.41
Cash at end of period	<u><u>26,262.90</u></u>

SILVER SHEKEL OWNERS ASSOCIATION
Balance Sheet
As of June 30, 2026

	<u>Jun 30, ...</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · CASH - PNC BANK MONEY MAR...	8,462.08
1001 · CASH - PNC BANK 91 DAY CD	15,178.86
1002 · CASH - PNC BANK CHECKING A...	<u>2,616.96</u>
Total Checking/Savings	26,257.90
Accounts Receivable	
1400 · A/R MEMBER DUES	<u>-111.96</u>
Total Accounts Receivable	-111.96
Other Current Assets	
1100 · PREPAID EXPENSES	0.00
1150 · GRANT FUNDS RECEIVABLE	0.00
12000 · *Undeposited Funds	5.00
12100 · Inventory Asset	<u>0.00</u>
Total Other Current Assets	<u>5.00</u>
Total Current Assets	26,150.94
Fixed Assets	0.00
Other Assets	<u>0.00</u>
TOTAL ASSETS	<u>26,150.94</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	0.00
Credit Cards	0.00
Other Current Liabilities	
2000 · OTHER CURRENT LIABILITIES	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

9:51 PM
07/12/26
Cash Basis

SILVER SHEKEL OWNERS ASSOCIATION
Balance Sheet
As of June 30, 2026

	<u>Jun 30, ...</u>
Equity	
30000 · Opening Balance Equity	0.00
3200 · MAIL BOX FUND BALANCE	0.00
32000 · Unrestricted Net Assets	164.28
3900 · OPERATING FUND BALANCE	19,963.13
Net Income	<u>6,023.53</u>
Total Equity	<u>26,150.94</u>
TOTAL LIABILITIES & EQUITY	<u>26,150.94</u>