

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

Approved at 2025 Annual Meeting, July 19, 2025

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