

SSOA Board Meeting
Friday, January 31, 2025, 4:30 PM
211 Shekel Lane
Approved at June 4 Board Meeting

Attendees: Tom Lebsack, President, Nick Teverbaugh, Treasurer, Kenneth Mace, Secretary, Kori Fox, Marty Ferris and Monica Mantegna. Kathy Sonnanstine via Telephone. Tommy Jefferies and Eric Degerberg were not present. SSHA Owners Present: Bruce Davidson, 92 Fairview Blvd, Jim Frank, 761 Shekel Lane, Deborah Rechnitz and Ron Ellis, 782 Shekel Lane, and Craig Walsh, 641 Fairview Blvd.

SSOA President Tom Lebsack opened the meeting at 4:35 pm.

SSOA Board meeting minutes of Wednesday, August 21, 2024: Correction to add that gratuities were approved for the two contract mail carriers, \$50 each. Motion to approve by Marty Ferris, seconded by Kori Fox and approved by all present.

Financial Report given by Nick Teverbaugh: End of Year Statement was prepared and sent to Board members. The year 2024 ended with \$1711.43 in uncollected dues from 4 property owners (Kurkov, Wightman, Menzie and Gigante). The proposed 2025 Budget was discussed in New Business.

Old Business:

1. Mailbox update: Ken and Nick stated that the last 2 mailboxes will be given out shortly. Todd Franzen, delivery person stated that presently no additional "H" Pod mailboxes can be utilized because of sorting limitations at the post office. Todd asked if the HOA was interested in purchasing a new 4 bank "Large Parcel Delivery" pod. Nick investigated the cost to be \$3,200+ and we all agreed that it would not be possible. (Further note: Ken later informed Todd of same and Todd said he had already put a request to USPS for the parcel pod and USPS had approved it at their expense.)
2. Derelict Homes at 311 Silver Circle (Royce Reents) and (Anne Menzie) 321 Shekel Lane: Marty Ferris contacted Summit County and they told her they could not do anything regarding the residences as they were "secure". Some board members felt the response was not very appropriate. Property taxes are being paid on both properties and 311 Silver Circle is current on dues. 321 Shekel Lane is many years behind.
3. McCain Property Parking Lot Proposal: Breckenridge has revised their parking location further north since taking another look at the plan to put a skier parking lot parallel to CO 9 highway. The new plan has yet to be approved by the Town.
4. Summer Road: A lot of concern was expressed regarding the amount of money we are spending on maintaining the roadway. It is the largest expense of SSOA and has a significant effect on our yearly budget. The counter argument that this is an obligation that SSOA has assumed and needs to be continued. Alternatives (gating, one-way down/exit only, etc.) need to be seriously looked at again. \$4,500 is budgeted for maintenance in 2025.

New Business:

5. Clean-up Day: Will be July 19, 2025, the third Saturday in the month. Kori Fox has volunteered to coordinate the dumpsters with Timberline. Two dumpsters will be utilized in lieu of 3 dumpsters, both will be placed at the "T" intersection of Shekel Lane and Silver Circle.
6. Annual Meeting: The 2025 Annual Meeting will also be on July 19th, and Kori will also coordinate the BBQ after the meeting with Del Anderson. There was a discussion about having beer at the meeting and the general feeling was that it will continue.
7. SSOA Survey Results: An on-line survey of Silver Shekel property owners was just completed in January with 60% response from the owners. 62% of respondents utilize the Clean-Up day dumpsters and most of those every year or two. Considering the cost, most were in favor of reducing to 2 dumpsters and having a Garage Sale/Free Day

the weekend before. 12% said we should raise the dues to cover the cost and 18% said we should stop the program.

8. Other Survey Results: Recycling: 69% were interested in having recycling of scrap metal/household hazmat/electronics organized by the SSOA. The Board is reluctant to do this because of cost and liability, but will encourage owners to take advantage of the free services at SCRAP (Summit County Landfill). Emails to be sent out in the spring. Social Activities: 62% were in favor of organized social activities (23% yes, 39% maybe). But only a few of these (29%) were wanting to organize them (7% yes, 22% maybe). Property Ownership: 64% full time/permanent residences and 36% part time. Based upon the survey results, suggestion was to have sign-up sheets at the next Annual Meeting for those interested. Of the full-time owners, 19% rent out at least a portion of the property and of these 85% are to long term renters. Of the part-time residents, all consider it a vacation property and 70% do not rent it.
9. 2025 Budget Approved: With Clean-Up Day expense reduced by \$1,100. Budget shortfall was reduced to \$1,200. Discussion that we will need to raise the yearly dues at some point, possibly in 2026. This will be decided at a meeting later in the year after actual expenses are known.
10. Gratuities: Tabled until summer meeting.
11. Pay As You Throw (PAYT): Unincorporated Summit County will be in the program by August 01, 2025 per policy of Summit County. Not a lot of information is available from the trash haulers yet. Tom will contact High Country Conservation to get more information.
12. Lighting at Workforce Housing across HWY 9 is very bright, especially considering Breckenridge's Dark Sky policy. Monica volunteered to follow up with the Town.

No further items were up for discussion and Ken Mace made the motion to adjourn the meeting, Marty Ferris seconded and all agreed. Meeting adjourned at 6:15 pm.

Respectfully Submitted:
Kenneth Mace, Secretary