

**Silver Shekel Owners Association**  
**Board of Directors Meeting**  
**via Zoom**  
**June 4, 2025**

**Board members present:** Monica Mantegna, Tom Lebsack, Kori Fox, Nick Teverbaugh, Kathy Sonnastine, Eric Degerberg, Marty Ferris.

**Property Owners Present:** Jordan Hullett, Chris Saario, Jim and Wendi Alexander, Susan Gunnin

**Minutes of 1/31/25 Board Meeting:** Corrected to add statement that the two Clean-up Day roll-offs will be located at the T intersection of Silver Circle and Shekel Lane. Nick motioned, Marty 2<sup>nd</sup>, previous board meetings are approved.

**Financial report:** Nick reported that we have about \$26K in the bank; 17 owners who haven't paid dues; overdue balance is around \$2,700. Two owners account for about \$1,800 of this for very delinquent accounts. Nick has sent reminders to all delinquent accounts. We need to contact these owners to make sure they get their dues paid. Eric will contact people on Silver Circle; Tom will contact the rest.

**Old Business:**

Mailboxes – all boxes are assigned; none available until an owner sells and the new owner does not want to utilize their box. We have 12 boxes in a new bank, but we're not allowed to use it until the Post Office starts a new cluster box route.

Summer Road – Tom asked G&G for a bid to fix the road, but we haven't gotten that bid yet. Tom checked with Tommy Jeffries to see if he knows a contractor, but hasn't heard back either. Two ideas we came up with were putting a gate on it that is not locked to be used for an emergency exit only or try to put up signage that it is a one-way down road only. Another idea would be to ask the County if the road could be deeded to the HOA so it is a private road instead of a public road so it doesn't show up on Google or Apple Maps. Action item for Tom, Nick and Eric is to meet with the new acting county engineer to see if there is anything they can help us with such as gating for emergency use only, changing the signage to make it one way or doing minimal annual maintenance on the road. We have asked the County for these things in the past without success, however.

Pay as you Throw update – We should provide some information to our owners on this program, but we don't have to do anything else. Tom will send an email blast providing links to High Country Conservation's website and to the websites of the trash haulers

McCain property update – The Fee/Overflow Parking Lot location is still in limbo as the Town is still discussing.

Derelict homes – The County says there isn't anything they can do. Eric suggested we contact the fire department to see if they see these as a hazard and if they can do anything, and he will do this. There is one at 311 Silver Circle and at 321 Shekel Lane. There might be a management company looking after 321 Shekel Lane. Marty will look into this.

### **New Business:**

Garage sale/Free stuff day – This will be July 12 and 13, the weekend before Clean-up Day and the Annual Meeting on the 19th. Homeowners have been notified, but we need to do some more marketing on One Man's Junk. Kori will handle. Craigslist and Next Door are also options and Tom will handle these and send another email to our owners. We should have one sign in each direction at the circle on Hwy 9 indicating we are having a neighborhood garage sale. Kori will do this

Clean-up Day plans – Two dumpsters are scheduled for Clean-up Day. They will be at the bottom of the 2<sup>nd</sup> filing at the T of Silver Circle/Shekel Lane.

Annual Meeting plans – Kori will contact Del to make sure we can have it at his house. Kori has the tables and chairs reserved. If we come up with some tables on our own, we could cut back on how many we need. We sent an email out looking for additional board members – we have one open seat – and Wendi Alexander indicated her willingness to serve. Please ask the neighbors to see if there is anyone who is interested in running.

Gratuities – for the mail carriers - \$50 to each. Eric moved and Monica 2<sup>nd</sup> the motion to continue this again this year. Motion carried.

Monica suggested her husband could go down and put up some stakes around the ditch by the mailboxes to make people aware that a ditch is there following a minor accident there recently. The board agreed.

Monica is leaving the Board and Tom and others thanked her for serving.

Eric moved to adjourn the meeting, Monica seconded the motion. The motion carried and the meeting ended at 6:40 pm.

Marty Ferris/Tom Lebsack