

Silver Shekel Owners' Association
Annual Meeting
Saturday, August 13, 2016

SSHOA President Arthur Albin opened the meeting by welcoming and thanking about 50 participants for attending the meeting and thanking the Goodhearts for hosting the meeting.

Art had the SSHOA Board members introduce themselves. All were in attendance: Art Albin, President, Craig Lukos, VP, Rich Rafferty, Fred Chamberlain, Loren Goodheart, Linda McMahon Treasurer, and Ken Mace, Secretary. Nick Teverbaugh, Second Filing, and Michael Joannides, Third Filing volunteered to be new board members.

Art gave a brief explanation of the activities the SSHOA Board tries to accomplish each year and some useful information regarding the area.

1. Annual Trash Clean Up day
2. Keep an updated record of Home Owners (addresses, e-mails, etc.)
3. Maintenance and purchasing of Mail Boxes
4. Annual "Summer Road" maintenance and repair
5. Filing of SSHOA with the State of Colorado, "Colorado Common Interest Ownership" regulation.
6. Explained the history of the connector road to the Highlands Ranch Subdivision
7. and that it is not completed because we (Silver Shekel) do not want the increased traffic running through the third filing.
8. Art warned residents about the wildlife roaming in our subdivision..
9. Keep pets on a leash when exercising them and pick-up after them. Both are Summit County Ordinances and for their protection from being hit by vehicles or contact with our larger wildlife: i.e. Moose.
10. McCain Property development west of Highway 9: Town of Breckenridge is realigning the Blue River and reclaiming it to a condition that was prior to the Dredging operations of the early 1900's. This winter the Town will start construction of a 30,000 sq. ft. Water Treatment Plant west of the new traffic circle.
11. The new traffic circle is and has been a dangerous traffic solution.....be careful of drivers not being familiar with its function and how to navigate through them. There have been numerous accidents.
12. Fences: The Covenants do not allow fences but presently the SSHOA does not have the authority to enforce.
13. Fire mitigation of properties: Please be aware of proper fire mitigation of your property. What you do or not do may effect the Insurance Rating or ability to acquire insurance of yourself or your neighbor. Properties have had their insurance NOT RENEWED because of a neighbor's slash on the adjacent property.
14. The real estate market has leveled off at a 6% increase over last year.

Art explained that the SSHOA Board contacted our attorney to develop "Responsible Governance Policies" in order to bring the association in compliance with the State of

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Colorado based upon Colorado Regulatory Statutes. The Board Members act as the Fiduciary Members for the SSHOA. Copies of the "Responsible Governance Policies" were distributed and a ballot vote to accept them was taken. The vote was 24 to 0 to ACCEPT by all present. (one vote per lot in attendance)

Questions asked: Is HOA Membership mandatory ? The answer is yes according to the adopted governed by the "Colorado Common Interest Ownership". It was also stated that if a property is in arrears of its annual dues that when the property is sold the arrears dues are collected by the title company.

Linda McMahon, Treasurer gave the SSHOA Financial Report.

Further discussion regarding the Highway 9 Round About and improved signage.

The meeting was adjourned and all enjoyed the waiting Pot Luck supper.

Respectfully Submitted,
Kenneth Mace, Secretary