

Silver Shekel Owners Association (SSOA) Board Meeting
and Annual Meeting Via Zoom

Saturday, September 19, 2020, 5:30 pm

Board Member in attendance Via Zoom: Nadia Mitelman-Frey, President, Rob Goss, Vice President, Nick Teverbaugh, Treasurer, Kenneth Mace, Secretary, Tom Lebsack, Craig Lukos, and Eric Degerberg, directors.

SSOA President Nadia Mitelman- Frey opened the meeting by welcoming and thanking the approximately 20 people for attending the meeting via Zoom. She then introduced the SSOA Board members to the group and reviewed what the SSOA Board responsibilities are and what we do as a Board on a yearly basis.

Nick Teverbaugh, Treasurer reviewed the current SSOA Financial Report and fielded questions. Presently we receive Annual Dues from about 89% of the homeowners. It was also noted that when an owner sells their property and they have not been paying their dues the SSOA by Colorado law collects annual dues in arrears from the money of the sale at the time of sale. Over all we have 24 Owners that are in arrears for a total of \$4,400.

- Discussion followed regarding imposition of Late Fee(s) and interest that is authorized by CO law and by the Responsible Governance Policies of SSOA that were adopted in August of 2016.
- Nadia proposed that the Board institute the assessment of late fees since the date of the Responsible Governance Policies as adopted by the SSOA Board on August 18, 2016. After further discussion that proposal was modified to start charging a late fee and interest at the rate of 21% per annum for future annual dues not paid by the due date (March 31) and interest at the rate of 21% per annum for any currently delinquent dues not paid by December 31, 2020. Seconded by Eric Degerberg and approved by all.
- In order to implement this policy, Nick Teverbaugh will make the necessary changes to the Responsible Governance Policies to clarify the due date language and send the changes to the Board for approval. Once approved by the Board, he will send statements to the delinquent members with the amount due and the offer to not charge interest if paid in full by December 31, 2020.

Nadia introduced the discussion of approval of fences, building additions and new buildings with in the 3 filings. Fences should not exceed the Summit County Regulations, fencing of an entire lot is not allowed by Summit County Regulation #3505.17. This regulation spells out just what is allowed per fencing.

Items which the SSOA Board deals with:

1. Keep the homeowners aware of community issues that affect Silver Shekel.
2. Maintain the SSOA web site.
3. Maintenance of the "Summer Road", SSOA takes responsibility for the Summer Road since Summit County will not because it does not meet county Road and Bridge specifications. Note that the Board has chosen to attempt to maintain the Summer Road this summer at a cost of \$9,550.

4. Summer Road: It has been suggested several times to make the road a "One Way" Exit only in order to preserve the road way as uphill traffic is what destroys the integrity of the road way. Tom Lebsack and Rob Goss have volunteered to contact summit County Road and Bridge and CDOT to see if we can make the Summer Road one way. There was also a suggestion to introduce signage to the road if kept as two way but this will not prevent the road from damage by uphill traffic.

Tom Lebsack gave an update on the repaving of Shekel Lane: Repaving to start on or around October 1st. and be completed by end of October. A preconstruction meeting was to be held and SSOA was invited to attend but no date was given for the meeting.

Further discussion on SSOA Mail Boxes: The consensus was that we should maintain control of the boxes and not give control to the USPS as they are not consistent with their decisions and the Post Master position in Breckenridge changes constantly. The two large mail boxes to the right are not our mail boxes and were installed by "unknown owners". We will attempt to find out who owns them.

There was discussion regarding trees on the Lot at 212 Fairview Boulevard being a fire hazard as reported by residents of Shekel Lane backing up to this property. The property owner had been contacted by the three (3) concerned adjoining property owners but to no avail. Unfortunately, the SSOA Board does not have the authority to require a property owner to remove trees from their Lot.

No further items were up for discussion and Nadia adjourned the meeting.

Respectfully Submitted:

Kenneth Mace, Secretary