

Silver Shekel Owners Association (SSOA) Annual Meeting Minutes

Approved at 2023 Annual Meeting

Saturday, July 09, 2022

Lukos Residence 481 Fairview Blvd.

Board Member attendees: Tom Lebsack, President; Craig Lukos, VP; Nick Teverbaugh, Treasurer; Ken Mace, Secretary; and Directors Monica Mantegna, Eric Degerberg, and Kori Fox. Absent were Tommie Jefferies and Nadiya Mitelman-Frey.

In addition there were a large number of property owners in attendance. A total of 53 properties and 72 proxies were represented for a total of 125. The meeting was deemed official with the quorum requirement in the By-Laws of a majority of the properties in good standing being met.

1. Tom Lebsack opened the meeting at 4:15 pm with the introduction of the SSOA Board Members and a brief description of the activities, duties and responsibilities of the Board.
2. 2021 Annual Meeting Minutes: Rich Rafferty made a motion to approve and Pete Zanca seconded. Minutes were approved by voice vote.
3. Vote to Change SSOA By-Laws to Reduce Annual Meeting Quorum Requirement: Ballots were passed out at the meeting asking the members to vote change the quorum requirement in the By-Laws from a majority to 20%, the number recommended by the Colorado Common Interest Ownership Act (CCIOA). Changing the quorum requirement in the By-Laws requires a positive vote of at least 2/3 of the members present (in person or by proxy) at a meeting where a quorum (a majority of the members in good standing, or 96 at the time of this annual meeting) is present. There were 125 units represented in person or by proxy and the quorum requirement was met. There were 102 positive votes, the 2/3 positive vote requirement was met. Therefore, the amendment was passed and the quorum requirement for SSOA going forward is 20% of the members.
4. Election of Board Members: Ballots were passed out to elect up Board Members. New member Kathy Sonnanstine was elected and director Tommy Jefferies and Nadia Mitelman-Frey were reelected, all to three year terms.
5. Treasurer's Report: Presented by Nick Teverbaugh, Treasurer: Nick stated that we still had about \$1,600 of annual dues outstanding at this time. HOA dues still owed are subject to CO Law and are a lien on the property, including interest and late charges. Since we started charging interest and late charges, as authorized by our Responsible Governance Policies, , the number of Owners who have not paid in previous years has declined from twenty eight to four. The motion to accept the Treasurer's report was made by Bruce Davidson , seconded by Rich Rafferty and approved by all present.
6. Old Business:
 1. Summer Road Update: Tom Lebsack stated that we were successful in getting a Community Wildfire Protection Plan (CWPP) grant for \$13,500 from Summit County to develop an engineered design for the Summer Road. The grant is from

the CWPP funds for improvement of the egress from the subdivision in the case of fire. We have hired Intermountain Engineering of Avon to do the design, and we plan apply for a grant in 2023 for construction of the improved road.

7. New Business:

1. Noxious Weeds: Eric Degerberg presented information regard Noxious Weeds that are prevalent in Summit County and what we can do to try to eliminate them in Silver Shekel.

8. Open Forum:

1. McCain Property: Questions and discussion about the plans for this property across Hwy 9 from our subdivision.

There being no further business to address, a motion to adjourn was made by Rich Rafferty and seconded by Darrel Lee. Approved by voice vote.

Respectfully submitted,

Kenneth Mace, Secretary