

Silver Shekel Owners Association (SSOA) Annual Meeting Minutes

Approved at Annual Meeting, July 20, 2024

Saturday, July 08, 2023

Lukos Residence 481 Fairview Blvd.

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

In addition, there were a large number of property owners in attendance. A total of 33 properties and 33 proxies were represented for a total of 66. The meeting was deemed official with the quorum requirement in the By-Laws of 20% of the properties in good standing being met.

1. Tom Lebsack opened the meeting at 4:19 pm with the introduction of the SSOA Board Members and a brief description of the activities, duties and responsibilities of the Board.
2. 2022 Annual Meeting Minutes: Approved by voice vote.
3. Election of Board Members: New board member Marty Ferris was elected, and current Board members Eric Degerberg, Kori Fletcher and Monica Mantegna were reelected to three year terms.
4. Treasurer's Report: Presented by Nick Teverbaugh, Treasurer: The Association has approximately \$26,685 in the banks at this time. The main expenses anticipated are the Summer Road, Clean-up Day, Annual Meeting and insurance. Mailbox revenue has exceeded budget because we have recently been able to assign boxes to people that have been waiting. There are only a handful of owners who are delinquent.
5. Old Business:
 - a. Summer Road Update: Tom Lebsack stated that we were successful in getting a Community Wildfire Protection Plan (CWPP) grant for about \$32500 from Summit County to repair the Summer Road. The grant is from the CWPP funds for improvement of the egress from the subdivision in the case of fire. Our portion is about \$3600. We have hired G&G to do the repairs, which will consist of removing the remnants of the recycled asphalt, cleaning and lining the drainage ditches, replacing one damaged culvert and cleaning the others, installing roadbase and treatment with mag chloride. In addition, signage will be installed to warn people about the road and discourage travel. The work will be done in early August.
 - b. Noxious Weeds: Eric Degerberg once again encouraged people to be very proactive with pulling the noxious weeds, especially the false chamomile, and a new weed making great progress, salsify. It is tall weed with a yellow flower and a huge seed ball. Another email reminder will be sent to the residents.

- c. Mailbox Update: Nick stated that we now have the capability to re-assign older unused mailboxes, after a long process of negotiating with the Post Office. A main factor in the decision to allow re-assignment is that the mailboxes are owned by Silver Shekel, not the PO. Anyone wanting a box should let Nick or Ken Mace know.

6. New Business:

Fire Safety:

Captain Matt Benedict, Wildfire Division, Red, White and Blue Fire gave a very detailed talk of the health of our forests as well as some suggestions for safety around our homes.

- a. Keep grasses and low bushes within 5 feet of the homes cut low to a couple of inches by using a weed whacker. Weed whack every month during the summer.
- b. Within 5-30 feet cut low branches to 6 or more feet above the ground so fire cannot make the jump from the ground to the canopy.
- c. Remove any juniper bushes immediately as they are among the most highly flammable of all vegetation.
- d. Use a leaf blower to remove all pine needles away from the base of the home and roof valleys.
- e. He mentioned that there is an interesting TED Talk called Tree Epidemic which is worth listening too.
- f. You must have a permit for any burning outside, as well as for campfires.

7. Open Forum:

- a. Marty Ferris brought the need to be actively engaging the county to improve the roads on the 3rd filing. They are very bumpy and need some TLC.
- b. The McCain Property: A long discussion regarding the construction and long term plans for this parcel across the highway. It was noted that along with the residential buildings, there will be a new facility housing FIRC and Building Hope. Both non-profits bring lots of benefits to Summit County residents.
- c. Traffic Circle: Residents were encouraged to be active with regards to contacting CDOT as well and the County, and Breckenridge Town Council regarding the safety of pedestrians as well as our general safety on a daily basis when crossing traffic there. Updated signage is needed.

There being no further business to address, the meeting was adjourned at 5:58.

Respectfully submitted,

Eric Degerberg, acting for Ken Mace, Secretary