

Silver Shekel Owners Association (SSOA) Board Meeting

Via ZOOM

Thursday, June 03, 2021, 5:00 PM

Approved at the July 27th BOD Meeting

Attendees: Tom Lebsack, President, Craig Lukos, VP, Nick Teverbaugh, Treasure, Ken Mace, Secretary, Eric Degerberg, Paul Maldonado, Nadia & Nick Frey attended at 5:20 and about 15 Home Owners.

1. Tom Lebsack opened the meeting with election of SSOA offices for President and Vice President since Nadia Mitelman-Frey had resigned as President and Rob Goss, VP had moved. A motion was made for Tom Lebsack to be President and Craig Lukos to be VP, Nick Teverbaugh made the motion to approve and Ken Mace seconded with all confirming.
2. Nick Teverbaugh, Treasure gave the SSOA Financial Report. He briefly went over the proposed 2021 budget. A question arose regarding NO allocation for the Summer Road at this time. (See comments below in addressing the Summer Road)
3. Tom Lebsack then opened the meeting with an Open Forum.
 - A. Home Owner (HO) Marty Ferris voiced her concern over the number of Short-Term Rentals (STR) that are now occurring in Silver Shekel. Asked if there was a way to limit the number. NO there really is no legal way to limit. It was suggested to call the Summit County Hotline regarding specific problems.
 - B. Bruce Davidson (HO) voiced his concern for the STR and long-term rentals (LTR) trash cans being left in the street for days on end. (County does have rules regarding trash cans.) Also concerned about STR and LTR cars parking on streets during the winter presenting dangerous situations. The Sheriff's Office is issuing warning tickets but more stern measures need to be taken, like fines issued to discourage the practice. Also concerned with people exceeding our posted 25 MPH speed limit. Bruce also concerned about dog poop not being picked up by the owners walking dogs. He suggested having plastic dog bags on posts for people to utilize. (Note: The Board discussed this option at a previous meeting and made the decision NOT to do this as neighbor hoods on the Front Range have done. The dog owners need to be responsible owners. We recognized that a few irresponsible people ruin it for everyone else.) Bruce was concerned with the wasting of SSHA monies spent on the Summer Road and suggested we apply for a grant that is available to improve the road.
 - C. Noel Larson made a suggestion to have STR's utilize "Summit VIP" trash services to alleviate the problem of trash cans remaining outside for extended periods. She utilizes them for \$30/mos. and has been pleased with the service. Tom Lebsack will add this info to our Web Site.
 - D. Marty Ferris also mentioned that the road up to Silver Circle and Silver Circle was in need of repaving and the County has ignored pleas saying it is not needed.

4. An update on SSOA Mailboxes given by Ken Mace: Through discussions with Aaron, mail delivery person, I have managed to free up 2 unused mailboxes, D-6 & F-11 in order to assign to homeowners. Then we are out of available mailboxes until we purchase another Mailbox Pod. I am receiving Surveying bids to have the mailbox area surveyed in order to have the mailboxes relocated and to be able to add a new Pod. Once the survey is complete we will approach Summit County to let them know and confirm that we can relocate the mailboxes since it is in the County Road ROW. I also met Todd, the Rural Delivery Contract holder, at the mailboxes since Aaron was on vacation. Through conversation he informed me that the Postmaster, Johnnie Hill was wanting to give up the responsibility of the various mailbox delivery sites in the county. A switch from previous information we have received in the past. (I apologize that this information was not forwarded at the meeting.) Also, Ken has ordered and purchased additional mailbox key blanks and door spring retainers for the broken springs of the parcel boxes from Florence Corp. Manhattan, KS. Separate Mailbox 464 does not belong to SSHOA and the Owner in the Highlands was contacted regarding its repair.
5. Discussion of the Fence Policy was tabled until the Board receives further legal advice. A motion was made to table discussion by Nick Teverbaugh and seconded by Craig Lukos. Prior to ending this Jan Degerberg mentioned that 652 Silver Circle just erected a very high fence supported by sand bags. It was felt it may be a temporary construction fence and Eric Degerberg will contact the owners.
6. Discussion of Summer Road: The work that had been done on the road last year did not hold up this past winter. The deep ruts are back from vehicles spinning their tires in order to get traction and this is typical of a dirt road on an incline. Ken Mace again suggested that we try to make the road a "One Way Exit" out of the subdivision with local agencies. That is the way the road was originally platted. It is designated CTY RD 403 but the Summit County Road and Bridge Dept. has never accepted the road because it does not meet County Regulations / Specifications. This was confirmed by Rich Ferris, who previously worked for Summit County. Presently it was decided to receive repair bids to alleviate the present issue. Eric Degerberg suggested that we allocate \$2,500 toward the road this year. Board member Tommy Jefferies is handling the road and will be asked to contact Rothgery, the contractor that did the work last fall, and another contractor for bids. It was mentioned and The Board will apply for the Grant available for 90% monies that may be available for road improvement.
7. Clean- Up Day will be Saturday, July 17th. The Annual SSHOA Meeting will be that afternoon at 4:00PM located at the Lukos residence, 0481 Fairview Blvd. The meeting will be held first and then food catered by Del Anderson of 0731 Fairview Blvd., no pot luck this year.
 - A. Election of Board Members will be held at Annual Meeting.
 - B. Proxies for voting will be sent out 30 days in advance of meeting. Also, the Proxy sheet will be handed out to people utilizing the 3 dumpsters in the morning by the monitors. We need to get 50% of the Owners to vote in order to receive a duly elected Board.
 - C. Nick Teverbaugh will prepare the Proxy Forms that can be emailed and mailed to Owners.
 - D. Meeting Notice has to go out, per By Laws by USPS, but we can announce it via the Web and an email blast. Once we have a duly elected Board, we may be able to revise the By Laws to allow for notices by email.

8. Construction Plans Approval process: Marta Orpiszewska, new owner of 0482 Shekel Lane asked for clarification regarding approvals. She wants to do some maintenance and wanted to know if approval was needed. No approval is needed unless a homeowner is "pulling" a permit from Summit County and then the SSOA Board wants to review plans. Tom Lebsack volunteered to lead the SSHOA review process for plans submitted.
9. Entrance Sign to SSHOA: It was decided by people present we did not want an entrance sign.
10. Ken Mace informed people present that the Town of Breckenridge had an engineering firm surveying the condition of the paving on Fairview Blvd. that was completed 2 years ago, to determine what to do with the damaged pavement. The people on site said the road was to be ground and repaved this summer but no time frame was known at this time. The road surface was faulty due to paving over frozen ground. The road was repaved by the City of Breckenridge, not the County, as part of the Fairview Pipeline project two years ago.
11. Motion to adjourn the meeting by Ken Mace and seconded by Nick Teverbaugh, all in favor.

Respectfully submitted by,

Kenneth Mace

SSOA Board Secretary

June 7, 2021