

SSOA Board Meeting (Zoom mtg.)
Tuesday, November 23, 2021, 5:30 pm

Attendees: (All via Zoom) Tom Lebsack, President, Nick Teverbaugh, Treasurer, Ken Mace, Secretary, Eric Degerberg, Kori Fox, Monica Mantegna, Nadia Mitelman-Frey. Property Owners: Deb Keating, Nancy Fegley, Linda McMahon, Melinda Fleming, Jen Cawley, and Steve Rafferty. Absent from meeting: Craig Lukos and Tommy Jefferies. A quorum of SSOA board members were present, meeting called to order at 5:30 pm.

Approval of July BOD Meeting Minutes: Motion to approve by, Eric Degerberg, seconded by Monica Mantegna and approved by all.

Nick Teverbaugh gave the Treasurer's Report: Nick summarized the changes to the financials since the Annual Meeting. Cash was reduced by approximately \$6,000, due mostly to the moving of the mailboxes to a single concrete footing, purchase of a new Mailbox Pod, and the cost of the Annual Meeting. He presented a spreadsheet showing the revenue and expense history, with the estimated actuals for 2021 and proposed budget for 2022. Proposed budget is based upon the following:

1. Increase annual dues from \$30 / year to \$50 / year.
2. Annual community cleanup cost expected to increase to \$2,000.
3. An estimated \$1,000 legal fee to look at questions regarding enforcing the covenants.
4. Historically minimal dollar amounts for mailbox maintenance, office supplies, and postage.
5. An estimate of \$2,500 for Summer Road maintenance.

The increase in dues will cover most of the deficit from the budgeted revenues and expenses.

Eric Degerberg made a motion to increase the Annual Dues to \$50 and accept the Treasurer's Report, Motion was seconded by Monica Mantegna, and approved by all and 2022 Budget.

Tom Lebsack will send out a draft e-mail blast communicating the increase and a link to the budget for those interested. This will be sent out just after Thanksgiving to allow notice prior to 2022 statements are sent out to Owners.

Summer Road status and plan: SSOA received a \$3,000 bid to do road work but was above the \$2,500 allocated in the budget so work was not accomplished. Contractors were too busy to look at doing the work.

The Board agreed to approach Summit County Road and Bridge / County Commissioners to provide a minimum level of maintenance such as grading twice a year. The rationale being (1) the road is needed for emergency egress and (2) that SSOA should not be assuming responsibility for maintaining a road that it does not own. Tom Lebsack will approach Robert Jacobs, County Engineer first with the request and follow up as needed with the County Commissioners. Kori Fox and Eric Degerberg volunteered to help. NOTE: The road is labeled as a county road but is not accepted due to its noncompliance with road engineering criteria. i.e.: steepness and configuration.

Summer Road Grant: Neither CTL Thompson or Tetra Tech has responded for a request of Engineering Services to provide information for a grant so we can apply for the available improvement grant. The Grant Application is not available until February of each year.

SSOA / Highlands Emergency Exit alternative: Eric Degerberg met with Breckenridge Open Space and they are not interested in putting in an emergency road even with a locked gate. However, they may be

willing to install a culvert on Silver Shekel side to allow exiting in an emergency. Eric will attempt to contact the Highlands property Owner adjacent to the exit's pathway regarding this.

Mailbox Update: Ken Mace reported that he was informed by the USPS Mail Delivery people that we are not being allowed to utilize the newly installed Mailbox Pod by direction of the Breckenridge Postmaster and Denver USPS Office. No real reason was given and Ken and Nick Teverbaugh will request a meeting with the Postmaster to discuss after Thanksgiving. We have approximately 6 open mailboxes within the older mailbox Pods that USPS will not "randomly" assign at this time. Fortunately, we have no requests presently for a mailbox. Lone mailbox 464 Silver Circle cannot be eliminated until we receive permission to utilize our new mailbox pod.

There were no "other" matters or comments in the Open Forum and an Executive Session was not needed. The meeting was adjourned at 6:30 pm.

Respectfully submitted,
Kenneth Mace, Secretary