

SSOA Board Meeting (Zoom mtg.)

Friday, April 01, 2022, 5:30 pm

Attendees: (All via Zoom) Tom Lebsack, President, Nick Teverbaugh, Treasurer, Ken Mace, Secretary, Eric Degerberg, Kori Fox, Monica Mantegna, and Craig Lukos (part time). Property Owners: Nancy Fegley, and Bruce Davidson. Absent from meeting: Nadiya Mitleman - Frey and Tommy Jefferies. A quorum of SSOA board members were present, meeting called to order at 5:30 pm by Tom Lebsack.

Approval of November 23, 2021 BOD Meeting Minutes: Motion to approve by, Nick Teverbaugh, seconded by Monica Mantegna and approved by all.

Nick Teverbaugh gave the Treasurer's Report: Nick summarized the changes to the financials since the previous Meeting and an update on 2022 Annual Dues collection. There were 27 Owners who had not paid the 2022 HOA dues at the time of our meeting. Eric Degerberg made motion to approve, seconded by Monica Mantegna and approved by all. An estimate of \$2,500 for summer Road maintenance in May 2022 was raised to \$3,500. Motion made by Eric Degerberg, seconded by Monica Mantegna and approved by all.

Annual Clean Up Day / SSOA Meeting: Craig Lukos will set up for July 09, 2022; approved by all.

Summer Road status and plan: SSOA Board members, Tom Lebsack, Eric Degerberg and Nick Teverbaugh met with Robert Jacobs, Summit County Road & Bridge, Friday, January 7, 2022. They discussed if there was a possibility of the County providing minimal maintenance to the Summer Road. Jacobs said not in 2022 but left open the possibility of change in the future. NOTE: A letter to Robert Jacobs has been sent (April 05, 2022) along with a letter from Red, White & Blue Fire District (February 01, 2022) supporting the need to improve the road for Fire Exit. Nick Teverbaugh has submitted the Grant Application for summer Road Engineering on March 14, 2022 for the grant cycle. An application for the construction could be submitted in 2023.

Summer Road Engineering Bids: Tom Lebsack is still receiving bids for the cost of engineering the Summer Road cost.

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 "again" by the USPS Mail Delivery people, Todd Franzen, 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 has not been able to talk with the Breckenridge Postmaster. His attempts to contact him have been deflected by staff answering the telephone.

Website: The board voted to go ahead with a new Website and savings will be approximately \$300 / year. There will be no directory function at this time but can be added later. Kori suggested adding a "dues" function.

SSOA Legal: Nick Teverbaugh had a telephone conversation with Bob Gregory, SOA property owner and Attorney, West, Huntley, Gregory Law Firm and indicated that he could represent us for \$300 / hour for any work that “would not constitute a conflict of interest”.

Nick also explained that revising the Quorum requirement in the Bylaws can be done in two ways: 1) by sending out ballots to all the members and receiving a positive response from more than 50% of the members, or 2) getting a positive vote of at least 2/3 of the members present (in person or by proxy) at any meeting of the members where a quorum (more than 50% of the members entitled to vote) is present. The board voted to present a Bylaw Revision to the SSOA members at this year’s annual Meeting changing the quorum requirement from a majority of members to 25%. The Board will make every effort to ensure that a quorum is present. Eric Degerberg made motion to approve, seconded by Monica Mantegna and approved by all.

STRs (Short Term Rentals): Bruce Davidson mentioned that trash and trash cans are being left out and are a problem along with some long-term rentals in his area. Monica Mantegna will follow up with Summit County.

Noxious Weeds: Eric Degerberg will prepare a communication to the neighborhood regarding noxious weeds and the county weed control program for an e-mail blast prior to the growing season.

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

Respectfully submitted,
Kenneth Mace, Secretary
April 14, 2022