

SSOA Board Meeting (Zoom mtg.) Thursday, April 14,
2022, 5:30 pm

Attendees: (All via Zoom) Tom Lebsack, President, Nick Teverbaugh, Treasurer, Eric Degerberg, Craig Lukos, Kori Fox, Monica Mantegna,. Property Owners: Deb Keating.

Absent from meeting: Nadiya Mitelman - Frey, Tommy Jefferies, and Ken Mace, Secretary.

A quorum of SSOA board members were present, meeting called to order at 5:30 pm.

Agenda Items:

- A. Approval of previous BOD Meeting (April 1, 2022) Minutes: Motion to approve by, Eric Degerberg, seconded by Monica Mantegna and approved by all.
- B. Resolution to present a change in the SSOA Bylaws to property owners at the annual meeting to reduce the quorum requirement for member meetings from a majority to 20% or more per CCIOA. (This resolution will be presented to the community - and voted on, during our annual meeting scheduled for July 9th, 2022.)

The board agreed to 25% during our April 1st meeting. Since then research on what other HOA's do has been completed. No other HOA's have a quorum set at 50%. 50% is currently in our by-laws. A 20% quorum is 40 properties in our neighborhood.

Motion to approve changing this resolution from 25% to 20% was made by Eric Degerberg. Seconded by Monica Mantegna. Voted for and approved by all in attendance.

C. Resolution to amend the Bylaws: (the BOD is allowed to make the following changes by way of a vote of a BOD meeting, as long as the meeting has a quorum of the directors).

1. Article II: Removed Condominium reference.
2. Article III: Member Meetings notice between 10 and 50 days and by email per CCIOA.
3. Article III: Proxies dated between 10 and 50 days prior to meetings per CCIOA.
 - (This is a typo. I should read: Proxies dated less than 50 days prior to meetings per CCIOA.)
4. Article IV (Elections of Directors): Added “in good standing” to Director qualifications; moved Directors term of office to Election section.
5. Article IV (Elections of Directors): Added a way to stagger the terms of office. Currently all Board Members are up for election at the same time.
 - By staggering the terms of office we give the Board more stability and continuity of knowledge. At some point prior to the community meeting on July 9th, we will divide into 3 groups in order to stagger terms of office.
6. Article IV: Fixed typo and added capability to use Zoom.
 - Removed the word Zoom but included “by electronic means”
7. Article IV: Added a way to make Board decisions without a meeting (an informal action by Directors) with less than unanimous response and consistent with Colorado Non-profit Corporations Act.
 - Currently, the only way to take action without a meeting is if all members reply positively. This has been a problem, since it is difficult to get all board members to reply electronically. Hence this would only require 5 of the 9 members to reply positively in order to take a vote. If we end up with 11 board members the number required would be 6. Any Board member can require a meeting to discuss and vote on an item.
 - There was discussion about whether it was necessary to “Record with Summit County” the updated copy of the By-Laws. It was decided not to officially record these changes, until after the resolution to change the member

meeting quorum is approved at the Annual Meeting. In addition, the updated By-Laws will be put on our website. At that time a notice will be placed in the By-Law header that states that this will be the last recording of the By-Laws (since it is not a legal requirement), and referring parties to the Association website for the most recent version of the By-Laws. Additionally, meeting minutes record the reasons for such changes. Since our website does not require a log-in, it is open to the public and all current community information is provided with the exception of community members names and information. Eric (being a realtor) stated this website is very helpful for potential buyers.

9. Article VI (Assessments): Fixed typo and added email notification.
 - Discussion about written notice being eliminated in Articles III and VI, thus allowing electronic mail as a means to communicate with community members. CCIOA encourages the use of electronic notification wherever possible. We have email addresses for all but 8 of our homeowners. Tom sent personal letters to these 8, in hopes of having them give us their email addresses.

Motion to approve these changes/updates to our bylaws was made by Eric Degerberg. This motion was then seconded by Monica Mantegna.

All voted to approve these changes.

Tom will send an email blast to the community about these changes.

D. Other:

1. Nick updated us on community dues unpaid.
 - 1 week ago there were 27 homeowners with unpaid dues.
 - As of now (4/14) there are only 15 homeowners with unpaid dues. Of those 6 have unpaid dues previous to this year.
 - Additionally, we still have a mystery \$50. Someone either transferred money to us by mistake or someone in the community paid their dues and we don't know who that is.

2. Monica updated us on the trash situation in the community.
 - There were 2 STR houses with trash cans left by the street for a very long time. Monica called the STR hotline and these problems have been resolved.
 - There were/are also 2 long term rental houses with trash/debris in their yards, 101 Fairview Blvd. and 531 Shekel Lane. For these houses, Monica called the Zoning Code Enforcement Officer - Planning Department 970-668-4211. This is Suzanne Flachier. She is working on it. Some of the trash was cleaned up at 101 Fairview, but more needs to be cleaned up. It does not appear that anything has been cleaned up yet at 531 Shekel.
 - Kori commented that we should encourage individual homeowners to call in their own complaints instead of relying on the Board of Directors to do so. However Monica will follow through with the houses she already started on.
3. Kori updated the Board that she saw a bear recently and that they are definitely out now. Tom will send an email blast to the community members about this.
4. Kori asked about sending an email blast to the community about the noxious weeds. Eric was planning to do this in June as discussed at the April 1 meeting.

E. Open Forum: Association Members have the opportunity to bring up topics for consideration. No items were mentioned.

The meeting was adjourned at 6:20 pm, motion by Nick Teverbaugh and seconded by Eric Degerberg. All voted positively to adjourn.

Respectfully Submitted,
Monica Mantegna, acting for Ken Mace, Secretary