

SSOA Board Meeting Minutes

Monday, August 8, 2022, 5:30 pm

Attendees: Tom Lebsack, President, Craig Lukos, Vice President, Nick Teverbaugh, Treasurer, Kori Fox, Monica Mantegna and Kathy Sonnanstine. Property Owner: John Dunn.. Absent from meeting: Ken Mace, Secretary, Eric Degerberg and Nadia Mitelman-Frey, and Tommy Jefferies, directors. A quorum of SSOA board members were present, and the meeting was called to order at 5:30 pm by Tom Lebsack.

1. Approval of June 15, 2022 BOD Meeting Minutes: Motion to approve by, Kori Fox, seconded by Nick Teverbaugh and approved by all.
2. Financial update -- Nick Teverbaugh gave a brief Treasurer's Report: Nick summarized the changes to the financials since the previous Meeting.
 - a. 2022 Annual Dues collection: There were 4 delinquent owners at the time of our meeting. One who has never paid, one who had never paid but recently paid half of the balance due, and two who have not paid this year's dues.
 - b. Silver Shekel has approximately \$23,000 in the bank, with Dumpsters and grading for the summer road not paid for. Additionally, when the engineering for the summer road is complete we will pay the entire bill then be reimbursed for most of that bill from Summit County.
 - c. There is a revision to Colorado law (HB 22-1137) just signed by Gov. Polis, June 3rd, that reduced the 20% interest on delinquent HOA dues to 8% that HOAs can charge. It takes effect on August 10, 2022.
 - d. Monica Mantegna made a motion to approve the treasurer's report, seconded by Craig Lukos and approved by all.
3. Old Business:
 - a. By-Law changes, Board Resolution 2022-04:
 - i. These changes were sent to the Board prior to the meeting. Additionally, the changes were sent to the board on 4/12/2022 with changes in red.
 - ii. Includes changes made by the Board with Board Resolution 2022-01.
 - iii. Includes change to the quorum requirements approved by the membership at the annual meeting on July 9th.
 - iv. Changes made to allow the HOA to communicate with community members via email.
 - v. Also changes made to eliminate awkward wording.
 - vi. Monica Mantegna made a motion to approve Board Resolution 2022-04, seconded by Kathy Sonnanstine and approved by all.
4. Summer Road Update
 - a. This summer, Columbine Hills will provide the recycled asphalt for the summer road. Sasquatch Services will be doing the work this summer. We don't really have a good timeline because Columbine Hills is very busy.
 - b. The week before this board meeting Intermountain Engineering did the survey and put in stakes.

- i. A retaining wall might be needed in order to rework the summer road correctly.
- ii. The Engineer felt the radius on the road would fit within the property lines of the road.
- iii. Summit County will still be unlikely to maintain the road after it is rebuilt.

5. New Business:

- a. Approval of Amended Responsible Governance Policies (CO law reducing maximum interest charged for assessments, etc.), Board Resolution 2022-05. Monica made a motion to approve Resolution 2022-05, seconded by Kathy and approved by all.
- b. Date for Annual Meeting 2023 will be Saturday, July 8, 2023. Clean-up Day will be on this same day. Craig Lukos will reserve tables and chairs for the meeting and arrange for the dumpsters.

6. Other

- a. Kathy Sonnanstine requested a list of community members.
 - i. Law states that the owner's list can't be used for commercial purposes, as such the list is not shared with everyone
 - ii. However the list of owners and addresses may be shared with Board Members. Tom will provide the board members with this list.
 - iii. Summit County GIS (Assessor's office) has a list of community owners.
- b. Properties:
 - i. 762 Shekel Lane – Plans were submitted for New Construction of a garage in their parking area. The plans look odd but maybe it will look great after being built.
 - ii. 101 Fairview - Is cleaned up, thanks to Summit County.
 - iii. 531 Shekel Lane - Summit County is still working with the homeowner to clean up this property.
 - iv. 671 Fairview was purchased by the town of Breckenridge in order to give one of their employees the ability to purchase this property.
 - v. Some questions remain about the town of Breckenridge purchasing other properties in the community. While some thought they were purchasing 781 Fairview, they provided assistance to the purchaser in return for a deed restriction on the property, but never took title to the property.
- c. Fences:
 - i. There was quite a bit of discussion on this subject.
 - ii. The community covenants don't allow fences but there are many fences already in the community that the Board has not objected to.
 - iii. Nick Teverbaugh worked up a new fence policy for discussion.
 - 1. Allows a fence to be installed on a property in order to provide protection for an owner's pets and children.
 - 2. Grandfather's already built fences. There was discussion on how to handle this when a grandfathered property is sold. It was decided not to make these properties remove their fence upon selling their property.
 - 3. If a fence is installed there should be a focus on a continued wildlife corridor outside of the fenced in areas.
 - 4. All members of the Board are in agreement that some sort of a fence policy must be put in place.

5. All homeowners need to be informed of this new policy and given an opportunity to add their input to this issue.
6. Nick Teverbaugh will update the Fence policy draft and email it to all Board members for their input/approval before emailing it to community owners for their input.
7. The Board will then discuss this policy at a future meeting.

7. There being no additional business, the meeting was adjourned at 7:15 pm.

Respectfully Submitted,

Monica Mantegna, acting for Ken Mace, Secretary