

SSOA Board Meeting (Zoom meeting)
Wednesday, September 13, 2022, 5:30 pm
Approved at SSOA Board Meeting January 27, 2023

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

Approval of August 8, 2022 BOD Meeting Minutes: Motion to approve by Nick Teverbaugh, seconded by Eric Degerberg and approved by all.

Nick Teverbaugh gave a brief Treasurer's Report: Nick summarized the changes to the financials since the previous Meeting – paying for the dumpsters at the annual cleanup (\$2,610) and the first progress payment for the summer road engineering (\$3,987) reduced the current cash balance (\$16,375).

Old Business:

Fence Policy discussion:

- 1) The Board has received two comments on the proposed fence policy that was sent to the membership. Both were positive and one expressed the need to protect wildlife corridors.
- 2) 601 Shekel Lane, 92 Fairview Blvd, and 532 Fairview Blvd will be added to the list of grandfathered fences currently in existence.
- 3) It was proposed to add a section on landscape fences as follows: "Landscape Protection Fences. Fences around individual or small groups of trees/shrubs to reduce damage from wild animals may be installed without approval." This was agreed to by all present.
- 4) Motion made by Eric Degerberg and seconded by Kathy Sonnanstine to approve Board Resolution 2022-06 adopting the proposed fence policy as amended.

Summer Road Update:

- 1) Intermountain Engineering has completed the surveying of the alignment.
- 2) A copy of the two options they are proposing was sent out to the Board.
- 3) While the County's width standard can be met; the County grade of 4% is exceeded by proposed grades, which exceed 10%; the County turn radius of 60 feet is not met by the current turn radius of 25 feet. The engineering firm will discuss the possibility of a variance and report back to us.
- 4) We have not been able to get this year's grading done by Sasquatch Services and Columbine Hills due to their workload. It was decided to cancel that work since it is too late in the year to get significant benefit from it.

New Business:

- 1) 601 Shekel Lane has proposed the addition of two solar arrays on the flat section of their lot at the west end of the lot. Colorado State Law allows HOAs very limited control over solar panels. It does allow some latitude in design as long as the HOA's requirements do not increase the cost

or decrease the effectiveness of the panels by more than 10%. The owner has agreed to add some landscaping on the west side to help screen the arrays from the lots on Fairview Blvd backing up to their lot.

- 2) Kathy Sonnanstine asked about putting up some warning signs at the bottom of the summer road to discourage traffic from entering that road. We have not had much luck in the past dealing with the County or CDOT, but will try again.
- 3) Kathy Sonnanstine also brought up that her neighbor to the south has had two refrigerators standing outside for quite awhile and asked what could be done about it. She will talk to the neighbors about available options to have them removed, including the refrigerator recycling program through XCEL.
- 4) Eric Degerberg brought up that the apartments being built across the highway from Silver Shekel will begin having occupancy this winter, which will generate a significant increase in the traffic going through the traffic circle. There is a need for additional pedestrian crossing signs, yield signs, etc. Eric will talk to the Town of Breckenridge to see if they would be willing to put warning flashers on the yield signs (like in Frisco) and holiday lights on the trees in the island to make it more obvious.

Having no further items to discuss, there was a motion to adjourn the meeting by Craig Lukos, seconded by Kathy Sonnanstine and approved by all. The meeting was adjourned at 6:35pm.