

SSOA Board Meeting
Friday, January 27, 2023, 5:00 pm
211 Shekel Lane and Zoom

Approved at February 15, 2023, Board Meeting

Attendees: (in person & via Zoom) Tom Lebsack, President, Nick Teverbaugh, Treasurer, Ken Mace, Secretary, Kathy Sonnanstine, Eric Degerberg (Z), Craig Lukos (Z), Kori Fletcher (Z), and Monica Mantegna (Z). Property Owners present: Mike Waltermire and Bruce Davidson (Z). Absent from meeting: Nadiya Mitelman-Frey and Tommy Jefferies. A quorum of SSOA Board members was present. The meeting was called to order at 5:00 pm by Tom Lebsack.

Approval of September 13, 2022, BOD Meeting Minutes: Motion to approve by Nick Teverbaugh, seconded by Kori Fletcher, and approved by all.

Nick Teverbaugh gave a brief Financial Report (copy attached): Nick summarized the changes to the financials since the previous Meeting and presented a draft of the proposed 2023 Budget.

Old Business:

- a. Summer Road Update (copy attached):
 - 1) Intermountain Engineering Design: The engineering for the summer road has been completed. Engineer's estimate for the costs of construction is about \$250,000. The closeout report has been submitted to the County with a request for reimbursement for the \$13,500 grant amount, which should be received shortly.
 - 2) Update on Variance Application and Summit County Planning Department: The variance application has been submitted and the County is awaiting comments from RWB Fire and CDOT. When those are received, the County will contact us to discuss what to do going forward.
 - 3) Plan for 2023: If the Variances are approved, we will submit for a Site Plan Review to the Summit County Planning Department. If approved and construction seems feasible, we will submit a grant request for the construction, which might need to be split into two years due to the size

of the project and the amount of funds available each year for grants. If the grant is approved, there will likely be a special assessment per lot (195 lots) to pay for SSOA's share of the cost.

New Business:

- a. 2023 Proposed Budget: Nick submitted a proposed Budget for 2023 and a spreadsheet showing the draft budget with actuals since 2010 (copy attached). Motion to approve the budget by Ken Mace, seconded by Kathy Sonnanstine, approved by all present.
- b. Mailbox Policy (copy attached): Nick Teverbaugh reviewed the ongoing saga with the USPS to bring all up to date (copy of Mailbox Update attached). Mike Waltermire suggested adding a limit to the amount of time a new property would have to decide whether to utilize a box previously assigned to that address. Motion to approve the Formal Mailbox Policy made by Eric Degerberg, seconded by Kori Fletcher, and approved by all present.
- c. Summer Plans: July 8, 2023, is slated to be Clean-up Day, Annual Meeting 4:00PM, and Board Elections.

Having no further items to discuss, there was a motion to adjourn the meeting by Craig Lukos, seconded by Nick Teverbaugh, and approved by all. The meeting was adjourned at 6:00 pm.

Respectfully submitted,

Ken Mace, Secretary