

SSOA Board Meeting
Wednesday, February 15, 2023, 5:00 pm
211 Shekel Lane & Zoom

Approved at July 19th 2023, Board Meeting

Attendees: (in person & via Zoom) Tom Lebsack, President, Nick Teverbaugh, Treasurer, Ken Mace, Secretary, Monica Mantegna, Eric Degerberg (Z), Kathy Sonnanstine (Z), and Craig Lukos (Z) later; Property Owners present: Pete Zanca (in person) 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 January 27, 2023, BOD Meeting Minutes: Motion to approve by Monica Mantegna, seconded by Nick Teverbaugh, and approved by all.

Nick gave a brief Financial Report. He stated that we have received the reimbursement check of \$13,500 grant amount from Summit County regarding the Summer Road Engineering. He also stated that he has received about half of the dues payments from SSOA owners. Payments are required by March 31, and Nick will be sending past due notices with late fees and interest charges several days into April.

Old Business:

1. Summer Road Update on Variance Applications and Discussions:
 - a) Monica asked that we reaffirm the purpose of the Summer Road. It has always been designated as a second means of egress in case of wildfire or an emergency, although people have used it as an entrance as well.
 - b) Variance Requests: RWB's and CDOT's reviews of the variance requests was received by the County and they are recommending the road be a ONE WAY egress only due to the danger of a vehicle turning onto the Summer Road from CO Hwy 9. The County will likely approve the variance requests on this basis.
 - c) We understand that we would not need a CDOT Access Permit if we met their criteria.

- d) Site Plan Review: When the variance requests are approved with the changes, we will (a) submit the design to the Summit County Planning Dept. for a Site Plan Review and approval; and (b) if all approved and construction seems feasible, we will submit a grant request for the construction. The grant request 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.
 - e) Redesign: Based on the variance approval we will need to hire IME again to make changes to the road design for a one-way road (reducing the width from 18 to 16 feet, the heights of retaining walls and changing the exit to Hwy 9). We should be able to do this after the grant application is submitted, as long as we indicate that the final design will have the changes made that had been requested. The engineering cost for the redesign is estimated at \$3K-\$4K
 - f) If the grant is approved, there will likely be a special assessment per lot (195 lots) to pay for SSOA's share. There will be cost savings from reducing the road width and retaining wall height, but these will be offset by changes at the intersection. We are still estimating \$258K.
 - g) Survey of Owners: The fact that the road will be one-way only may reduce support for the project in the community. Tom will prepare a survey to understand the amount of support this change will have.
2. Mailbox Update: Vacant Mailboxes in Pods A-G can now be reassigned to SSOA Owners who desire a mailbox. There are 9 available. Nick Teverbaugh managed to have conversation with John Hill, Breckenridge Postmaster, and he agreed to let us reassign the mailboxes since we own the clusters. Nick Teverbaugh and Ken Mace are still watching 4 of the mailboxes in H Pod to see if the test mails are delivered.

Having no further items to discuss, there was a motion to adjourn the meeting by Ken Mace, seconded by Monica Mantegna, and approved by all. The meeting was adjourned at 6:00 pm.

Respectfully submitted,
Kenneth Mace, Secretary