

Silver Shekel Owners Association (SSOA) Annual Meeting
Saturday, July 19, 2025
Anderson Residence 731 Fairview Blvd.

Approved at June 18th 2026 Annual Meeting

Board Member attendees: Tom Lebsack, President; Nick Teverbaugh, Treasurer; Ken Mace, Secretary; Marty Ferris, VP; Monica Mantegna, Kori Fletcher and Tommie Jefferies. A total of 31 properties and 45 proxies were represented for a total of 76 units. Meeting was deemed official with a quorum number was met. (20% of members constitutes a quorum under SSOA By-Laws)

Tom Lebsack opened the meeting at 4:10 pm with the introduction of the SSOA Board Members and gave a brief description of activities, duties and responsibilities of the SSOA Board.

Approval of 2024 Annual Meeting Minutes was done. Monte McClenahan made the motion to accept, Elizabeth Winfield seconded and minutes were approved by all present.

Election of Board Members: There were 4 open positions for board membership and 4 candidates. Eric Degerberg, Marty Ferris, and Kori Fletcher were re-elected for 3 year terms, and Wendi Alexander was elected to a 3 year term replacing Monica Montegna. Motion to elect all by acclamation was made by Rich Ferris, seconded by Libbey Richey and approved by all present.

Financial Report was given by Nick Teverbaugh, Treasurer: Nick stated that we still had \$26,500 on hand in order to pay expected bills. We have 5 or 6 member annual dues still outstanding. Delinquent HOA dues are subject to CO Law and is a lien on the property and interest with late charges are appropriate. Since we have been authorized to invoice and collect interest and late charges the number of delinquencies has declined until this year. Two of our largest expenditures are for the Summer Road and the Annual Clean-up costs. To help reduce the Clean-up cost this year the Board decided to eliminate one dumpster. The motion to accept the Treasurer's report was made by Marty Ferris, seconded by Monica Mantegna and approved by all present.

Old Business:

Summer Road: An annual spirited discussion regarding the road. Tom Lebsack stated that it is the responsibility of the SSOA to maintain the road as an emergency exit and SSOA continues to try to work with Summit County Road & Bridge to mitigate the costs. Other exits, including Silver Circle or Shekel Lane to the Highlands Development could be considered as in the past. It was noted by a Member that annual property Insurance costs would be much higher if we did not have this second means of egress. Tom also noted that the Summer Road concerns have been an issue since SSOA was formed in 1971. It was recommended that summer maintenance be scheduled and done earlier in the season.

Mailboxes Update: Presently there are no new mailboxes in our cluster available for use by residents. Although we have some empty slots. The USPS has limited the number of mailboxes on the rural delivery route.

New Business:

Garage Sales/Clean-up Days: Because of the Garage Sales/Free Stuff days a week prior-to Clean-up Day this year the two dumpsters were not quite full compared to previous years when three dumpster were filled to overflowing. In addition, the amount of trash going into the dumpsters was reduced by Chris Fletcher volunteering his trailer to collect metal scrap.

Marty Ferris indicated that the Town of Breckenridge is planning on relocating the existing bicycle path to the far (west side) of the employee housing on the McCain property. This should reduce the safety problems at the Fairview roundabout.

The Town has been pushing the Dark Sky Initiative to reduce light pollution. In the Town, all lighting must now be compliant. The County has not yet adopted these restrictions, except for new construction. We will send information to the SSOA members about this.

Other:

Bruce Davidson proposed the SSOA contact tree removal companies to acquire pricing to remove the dead beetle killed trees throughout the development. Also he mentioned that there are several steel metal shipping containers that people are utilizing as sheds for storage and felt they degrade the neighborhood.

Noxious Weeds: Tom stated the Summit County Web Site has information regarding Noxious Weeds that are prevalent in Summit County and what we can do to try to eliminate them in Silver Shekel.

Speeding vehicles on Fairview Blvd. continues to be an issue.

Motion to adjourn was by Pete Zanca and seconded by Bruce Davidson. The meeting was adjourned at 5:00 pm.

Respectfully submitted,
Kenneth Mace, Secretary