

SSOA Board Meeting

January 28, 2026

6:30 pm

211 Shekel Ln

Approved at the June 17, 2026, Board Meeting

Board Members Present: Nick Teverbaugh, Kathy Sonnanstine, Tom Lebsack, Kori Fletcher, Marty Ferris, Wendy Alexander.

Property Owners Present: Deborah Rechnitz & Ron Ellis (782 Shekel), James Frank (716 Shekel), Robyn Drabant (152 Fairview), Bruce Davidson (92 Fairview).

1. Meeting started at 6:30 pm.
  - a. Quorum of board members was present. Larger than usual representation of homeowners with 4 properties and 5 people attending.
2. August meeting minutes approved.
  - a. Marty motion, Kathy second
3. Financial Report presented by Nick:
  - a. Dues notices emailed earlier in the month.
  - b. So far 66 have paid their 2026 dues, a few more than usual by this time.
  - c. Report approved. Marty motion, Kathy second.
4. Old Business:
  - a. New Summer Road sign (Exit Only) was installed at the lower end of the road in August.
  - b. Dark Sky Lighting: email sent out in August. TL will resend to new homeowner at 511 Fairview who did not get the message and ask that they redirect their lighting from shining onto neighboring properties.
5. New Business:
  - a. Nick reported that we now have liability coverage in addition to D&O insurance thanks to a new policy from Farmers, and ~\$600 cheaper than the previous policy.
  - b. 2026 Budget presented by Nick. No increase in dues required for a balanced budget. Approved. Kathy motion, Marty second.
  - c. Garage Sale/ Free Stuff Days: Will be on July 11-12. Kori has the signs and will do Facebook ads.
  - d. Clean-up Day. July 18th, 2 roll-offs in same spot as last year (intersection of Shekel Ln and Silver Circle.

e. Annual Meeting. July 18th, At Del Anderson's place again.

6. Open Forum:

- a. ROW parking. Bruce Davidson expressed concern about homeowners establishing parking spots on the county ROW and asked the HOA what could be done about it. Many properties have parking spots next to the road in the ROWs and are apparently grandfathered by the county because there has been no enforcement. Others have had to remove the parking areas. Marty will contact the county to see which homes are grandfathered. The HOA has no role in the enforcement of county rules, however, and has no plans to get involved in disputes with the county and homeowners on this issue.
- b. Fairview roundabout. The recent announcement that Summit County/CPS will be doing traffic enforcement at the roundabout is very much welcome. Our concerns about safety have been heard by authorities. TOB had indicated they would add flashing signs at the crosswalks. TL to contact TOB to see if this is still the plan.
- c. Dogs need to be under voice command or leash. TL to send an email to homeowners with this reminder, and include the county's "Good Neighbor Guidelines."
- d. Wendi Alexander was welcomed as a new SSOA Board Member.

7. Adjourn at 7:30 pm. Nick Motion, Kori second.

Submitted by Kori Fletcher