

SSOA Board Meeting

June 17, 2026

5:00 pm

via Zoom

Approved at August 4 Board of Directors Meeting

Present: Board members: Nick Teverbaugh, Tom Lebsack, Marty Ferris, Kori Fletcher, Eric Degerberg

Owners: Mary Grzeskowiak, Kristin Thwaites

Minutes from 1/28/26 Board Meeting: Marty made a motion to approve minutes, Kori seconded and the motion carried.

Financial Report: Nick gave the financial report through 5/31/26. Still have 23 owners who are delinquent with their dues. They get charged interest again at the end of June. We are doing fine financially now, as we are receiving dues and we spend most of our money in the summer months. Eric moved and Marty seconded accepting the report and the motion carried.

Old Business:

ROW Parking: The County said as long as there is no change to the structure of the house (an addition, garage, etc.) that a preexisting driveway/parking condition can be maintained. Even if it was dirt before and is now going to be paved, there is nothing in the code that prevents that. The single access to a property was changed in the code around 2014, so if someone is pulling a building permit now (only for an addition or building a garage, not for interior work like electrical or plumbing work), the property has to come into compliance and would be told to remove a parking pad in the ROW or a second driveway on one property.

Parking Signs: We had considered installing our own "No Parking on County Road" signs, but the County won't allow us to do this. Summit County Road and Bridge advised to reach out to the Sheriff's office for enforcement of people parking on the street.

Fairview Roundabout: The Town of Breckenridge is being very supportive of changes to the roundabout. The first improvement will be the addition of the flashing Pedestrian Crossing signs. Following that we have been told that CDOT will redesign the Hwy 9

approaches to the roundabout in 2027 to slow the traffic. The repath is being rerouted to the back of McCain property this summer.

New Business:

Summer road maintenance proposal – We have a proposal from G&G to blade the road and we have an additional proposal to add mag chloride. It held up pretty good throughout last winter. Quote is \$3,726 to do the blading only. The mag chloride & blading bid is \$5,600. Kori made a motion to just do the blading again this year. Eric seconded the motion and the motion carried. We'll try to get this work done in July.

Garage Sale/Free Stuff days – July 11-12, 2026. Kori will put a notice on Facebook and put up signs. Everyone is free to participate if they want to. Tom will put it on Craig's List, Next Door and in the Summit Daily.

Plans for Clean-up Day – July 18. We will have 2 dumpsters at the bottom of the second filing. Chris Fletcher will be asked bring a trailer to take metal to the SCRAP recycling again this year. It was a big help last year.

Annual meeting will be at Del's house and he'll provide the barbeque. It will take place at 4:00 p.m. Proxy statements and agenda notice will go out soon. Tom will send to us to review.

Board elections – Tommy Jeffries and Kathy Sonnanstine are up for election, so Tom will check with them to see if they are interested in running again. Board membership is open to all homeowners in good standing.

New Colorado Law – Negligently Feeding Bears. It is the Department of Wildlife's responsibility but seems hard to enforce. We should be watching things and if we see multiple instances of bears in trash, we should report it to the Dept. of Wildlife. It is mostly an issue with renters, so we need to remind homeowners to tell their renters to not leave out their trash. We should remind people of the ability to trade in their regular trash cans for bear-proof trash cans. Kori to check with Dept of Wildlife on how they will enforce this law.

www.summitcountycogov/services/sustainability/bear_safe_summit.php.

Open Forum:

Kristin Thwaites – introduced herself. She is Dawn & Craig Lukos' daughter who bought their house. Someone turned them into the County for paving the parking pad at top of driveway. They are working with the County to get this paving removed, but are running

into insurance issues to get the work done. They want to be good neighbors and are trying to get this taken care of as soon as possible.

The meeting was adjourned at 6:05 p.m.

Respectfully Submitted,
Marty Ferris, Vice President