

Skyland Community Corporation

Sanitary District Public Hearing August 5th, 2020

Board Members in Attendance					
P=Present, A=Absent					
P	Gary Smullen, President	A	Matt Cekala	P	J.P. Jones
P	Don Broadway, Vice President	P	Andrew Due	A	Maureen Diaz*
P	Mary Ann Smullen, Treasurer	A	Chester Kreitzer	P	Ralph Jaquess
P	Sherry Cekala, Secretary	P	Sandy Broadway		

*arrived late

Visitors Present:

Sara McAfee, Jennifer Ravis

Call To Order

The meeting was called to order by Gary at 7:02 pm.

Secretary's Report

The secretary's report from the meeting on July 1st was distributed and read by those in attendance. Mary Ann moved to approve the minutes, J.P. seconded, and the motion passed.

Treasurer's Report

Income was primarily from road impact fees (\$3,800), Section 8 & 9 payments (\$400), and budgetary funds from Warren County (\$79,201.51).

Month	Income	Expenses	Description	Motion to Appr	Second Approval	Pass/Fail
July 2020	\$83,855.96	\$18,492.09	Contract Labor, Line Striping, Gravel, Equipment Parts	Sandy	Ralph	Pass

Phone Messages/Security

- We had a resident complaint about a neighbor's debris on porches & in the road, and a request to smooth out part of the road (from the same resident on Ulysses Ct). It appears there's no debris in the right of way, and the county has the responsibility to follow up on such complaints according to its policies. The road crew will look at distributing a small amount of accumulated gravel.
- Gary contacted the community liaison at the WCSO regarding the ATV issue that appears to originate from a residence on Luchase. The community liaison agreed it was appropriate for WCSO to approach the resident.

Gravel Roads

- The crew's ability to grade and gravel has been limited by the extremely dry conditions; they've been focusing on clearing ditch lines, primarily on Khyber.
- Sara McAfee expressed concerns about dust control on the gravel roads during the recent drought conditions. Her concerns specifically included health hazards to residents and the nuisance of accumulated dust on properties near the roads or downhill from them. Her suggestion was to look into applying beet juice to the roads during dry conditions. Consensus from board members was that beet juice would be cost prohibitive, and that other options like various salts applied to the roads damage it in the long term, and applying water is disingenuous and would be a constant battle during dry conditions. Paving (or converting main gravel roads to tar & chip) options are extremely cost prohibitive and would significantly increase maintenance costs. Tar & Chip needs to be reapplied roughly every 3 years at a cost of about \$25k-35k per mile (on an existing tar & chip surface).

Hard Surface Roads

- No update

Water Supply

- The water supply is trickling thanks to a clogged filter, which will be cleaned out soon.

Old Business

- J.P. conveyed a request from the Savidges to assess installing a culvert on their property. If they buy the culvert pipe, SCC will install one in the right of way, but cannot assist with the one on their property for insurance reasons.
- Gary looked at the 2 newly built houses on Enna Ln. The wells are 95 feet apart, when the county's regulation is 100 feet apart. The lots may also not be compliant with the stated guidelines regarding lot dimensions and size.
- There were 3-4 houses on Luchase that lost water (wells went dry) during the last drought.

New Business

- Jana Bricco spoke about her plan for managing the short term rental of her part-time residence in Skyland Estates. She plans to only make it available for rental for about 1/3 of the year, not allow more than 6 people to occupy the place at a time, and allow no large parties, no ATVs, and no fires.
- Gary spoke with Matt Wendling about the short term rental issue (accomplished by conditional use permit upon approval by Warren County's Board of Supervisors. Mr. Wendling's suggestion was that SCC come up with a set of guidelines to be applied uniformly to any new applications to avoid the appearance of bias throughout the process. Gary will set up a meeting to discuss.

Adjournment

J.P. moved to adjourn, and Ralph seconded. The motion passed at 7:54 pm.

Respectfully submitted,
Sherry Cekala, Secretary