

Skyland Community Corporation

Sanitary District Public Hearing July 6, 2022

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

Visitors Present

Elizabeth Parker, Jim & Michelle Bizon and Jim Thur, Sr.

Call to Order

The meeting was called to order by Gary at 7:00 p.m.

Secretary's Report

The secretary's minutes from June were distributed for review. Mary Ann moved to approve the minutes, Maureen seconded and the motion passed.

Treasurer's Report

Mary Ann presented the treasurer's report for June. She stated that June 30, 2022 was the end of our fiscal year and we still have \$75,000 allocated for completing the tar & chip on our hard surface roads (currently on hold). We received income of \$234.03 which included payments of \$221.58 from Sections 8 & 9, and some interest. Expenses totaled \$6,569.79 which included top expenses of \$2,514.19 for road gravel, \$2,330.93 for road maintenance labor, and \$1,045.68 in taxes.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
June	\$234.03	\$6,569.79	Road Labor, Gravel, Fuel, IRS/VA Taxes, Equip Rental, Utilities, Accounting	Don	Sandy	Pass

Phone Messages/Security

- Maureen reported that she received several phone calls from realtors and title companies.
- Maureen also talked with homeowner, Marvin Lane (Arrowwood & Bifrost) who is requesting a new culvert. Marvin had stated that there are currently no ditch lines, the culvert is 60 years old, and the rain leaves gravel in his yard. Maureen informed him that culverts are the responsibility of the homeowner, and she emailed him a culvert form request.

Gravel Roads

- Gary reported that there were three requests from homeowners. Jeff Yuhasse on Ulysses is requesting to have ditches cleared of debris. Patrick Brooke on Luchase is requesting a culvert (which was examined by Larry and needs one piece of pipe). Kim George on Blue Sky is requesting road grading (also checked by Larry).

Hard Surface Roads

- Mary Ann reported that she contacted Payne's regarding line striping our roads and they are no longer in business. Mary Ann motioned to have Mullen's Markings complete the line striping for \$5,260.79. JP seconded and the motion passed.

Water Supply

- Gary reported that the water supply is only trickling.

Old Business

- Gary reported that he talked with Carrol Construction again regarding the tar & chip job (which is currently on hold). He plans to contact them after Labor Day to see if the price they quoted will come down due to a recent fall in gas prices, along with the possibility of being able to get on their schedule for later this year.
- Two homeowners expressed concerns over a proposed Airbnb on World's End.
 - Jim Thur stated that speeding cars was a concern, especially with children and wildlife in the neighborhood. He suggested that another sign such as, "Children at Play" be installed closer to the intersection at the expense of the Airbnb property owner.
 - Chester Kreitzer also voiced concerns over speeding cars and stated that all the neighbors were in agreement that something must be done. Chester discussed his concerns about his handicapped granddaughter being in harm's way. He suggested that installing speed bumps would be the only solution that would work to slow down drivers.
 - Gary stated that speed bumps may have to be budgeted for separately, as currently they are built into the tar & chip quote. He will check prices for separate speed bumps with Carrol Construction.
 - Gary mentioned that the planning commission is meeting on July 13, 2022 at 7:00 p.m. at the Government Building in Front Royal regarding the above proposed Airbnb. He encouraged all board members and residents to attend and voice their concerns.

New Business

- Gary reported that he forwarded copies of our Sanitary District documents to several title companies who have been confused about the differences between an HOA and a Sanitary District.
- Jim Thur shared that he recently attended the military funeral for Ralph Lockhart, a former resident of Skyland Estates, and expressed condolences on behalf of the Skyland community.
- Maureen shared that three homeowners on Bifrost have recently passed and she is concerned about the condition of some of the properties. She has previously contacted Warren County to see what could be done about derelict properties in our community and was told that there is no manpower, funding or ordinances to address the problem. Jim Thur stated that Front Royal currently is addressing this problem and that Warren County has the option to adjust or adopt ordinances like Front Royal has done.
- There was a discussion about the hazards of a hot water heater that has been sitting on the right of way on Bifrost. Chester offered to remove and dispose of it.
- Mary Ann discussed the excellent service and qualifications of our current accountant, Christine Ahern. Mary Ann then motioned that we use Christine Ahern's accounting services for SCC again this year. Maureen seconded and the motion passed.

Adjournment

Don motioned to adjourn the meeting, Mary Ann seconded and the motion passed at 7:39 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary