

Skyland Community Corporation

Sanitary District Public Hearing August 3, 2022

Board Members in Attendance					
P=Present, A=Absent					
P	Gary Smullen, President	A	Maureen Diaz	A	Chester Kreitzer
P	Don Broadway, Vice President	A	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

Call to Order

The meeting was called to order by Gary at 7:11 p.m.

Secretary's Report

The secretary's minutes from July were distributed for review. Michelle Bizon had a question about our water supply and the changes in the amount of water flowing. Gary stated that how well the water supply flows, depends on the state of our collection box. There were no other questions or amendments. Mary Ann moved to approve the minutes, J.P. seconded and the motion passed.

Treasurer's Report

Mary Ann presented the treasurer's report for July. She stated that we have started a new fiscal year and we still have \$75,000 earmarked for completing the tar & chip on our hard surface roads (currently on hold).

Income totaled \$138,922.73 which included payments of \$60.00 from Sections 8 & 9, a small amount of interest and \$138,848.07 from Warren County (budget money for taxes collected in June minus a 5% cut for the county).

Expenses totaled \$8,435.44 which included top expenses of \$5,544.35 for road maintenance labor, \$1,538.13 for road gravel, \$633.77 for taxes and \$437.28 for fuel.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
July	\$138,922.73	\$8,435.44	Road Labor, Gravel, Fuel, IRS/VA Taxes, Equip Rental, Utilities, Accounting	Sandy	J.P.	Pass

Phone Messages/Security

- Gary stated that per Maureen (absent), there were no messages or issues to report.

Gravel Roads

- Gary reported that per the road crew, the midsection of Steps to Heaven was graveled, Sleepy Hollow was reworked due to heavy rains, Luchase received three loads of gravel, and stone dust was applied in various places. The crew was also considering improving the top of Khyber Pass at Wilderness and Jericho at Wilderness.
- J.P. inquired about the cost of gravel for his driveway. Mary Ann stated it varies by size and would get back with him regarding costs.

Hard Surface Roads

- Gary reported that the road crew has been working on ditch lines on Bifrost.

Water Supply

- Gary reported that the water supply is still only trickling.

Old Business

- Gary distributed copies of the Property Management Plan for the proposed short-term rental at 298 World's End for review. Gary stated that he was concerned regarding the local contact emergency number. The phone number listed is for a cleaning business in Front Royal that operates Monday-Sunday, 8:00 a.m. – 4:00 p.m., and he questioned the local contact's availability after 4:00 p.m.
 - Gary noted that he did not see a minimum age requirement listed.
 - Gary also passed out copies of a Guidebook Draft for potential renters at this same address. He noted that there was no mention of fire extinguishers, carbon monoxide detectors, a noise ordinance or emergency local contact information in the guidebook as required by Warren County code.
 - Gary encouraged all board members and residents to review the proposed plans and attend the Board of Supervisors meeting (date to be determined) at the government building in Front Royal, to voice any concerns regarding this proposed short-term rental.
 - Don & Sandy mentioned that they had the opportunity to talk with the new property owner and his business management partners. They were very impressed with their commitment to being a part of the community and their willingness to work with their neighbors and SCC. The owner had mentioned that he never received a copy of our short-term rental guidelines from the county when he submitted his application.
- Mary Ann reported that the hard surface roads are scheduled for line striping on August 16-17 with Mullen's Markings. If a time slot opens up sooner, those dates may change.
- Sandy inquired about the hot water heater that had been sitting on the right of way on Bifrost. Gary stated that it has been removed.

New Business

- Gary reported that he researched costs for installing "Slow Down-Children at Play" signs on World's End. Two aluminum 12x18 inch signs would cost a total of \$22.00 from Amazon. Two six foot steel posts would cost \$26.50 per post.
 - Gary read a letter from the owner of the proposed short-term rental property on World's End. The owner stated that he was unable to attend tonight's meeting, but he had purchased a "Children at Play" sign to be placed at the rental.
 - A discussion followed and it was determined that for child safety, additional signs need to be placed at the intersection of World's End and Bifrost. Don suggested that we ask the homeowner of the rental to purchase all signs and materials and have our road crew install them.
- Gary introduced Michelle and Jim Bizon as SCC's newest shareholders.
- Thank you to Rich Raul for his many years of service as our Judge of Elections. Rich retired from this position last year. Gary made a motion to elect Jim Bizon as our new Judge of Elections, Don seconded and the motion passed. Thank you Jim!
- Sandy inquired if our short-term rental guidelines could be posted on our website.
- J.P. stated that Jericho needs gravel towards the end of the road on the right side.
- Gary mentioned that SCC continues to maintain the road on lower Khyber Pass from the old gate posts (past the lagoon) to Oregon Hollow Rd which is six tenths of a mile. The properties in that area are not part of Skyland Estates Sanitary District so SCC receives no funding, yet we still maintain that road. A discussion followed on how to approach this issue with the county.

Adjournment

J.P. motioned to adjourn the meeting, Mary Ann seconded and the motion passed at 7:55 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary