

Skyland Community Corporation

Sanitary District Public Hearing September 7, 2022

| Board Members in Attendance | | | | | |
|------------------------------------|------------------------------|---|---------------|---|------------------|
| P=Present, A=Absent | | | | | |
| P | Gary Smullen, President | P | Maureen Diaz | A | 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

Call to Order

The meeting was called to order by Gary at 7:03 p.m.

Secretary's Report

The secretary's minutes from August were distributed for review. There were no 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 August.

Income totaled \$1,093.07 which included a small amount of interest and a refund of \$1,070 from Erie Insurance as a result of a Worker's Comp audit.

Expenses totaled \$21,615.66 which included top expenses of \$6,315.87 for road maintenance labor, \$5,169.41 for gravel, \$5,260.79 for Mullin's Markings-Line striping, and \$2,594.47 for equipment parts and repairs (Tires & A/C).

| Month | Income | Expenses | Expenses Description | Motion to Approve | Second Approval | Pass/Fail |
|--------------|---------------|-----------------|---|--------------------------|------------------------|------------------|
| August | \$1,093.07 | \$21,615.66 | Road labor, Gravel, Road line striping, Utilities, Taxes, Acct., Equip. parts/repairs/rentals | Sandy | Maureen | Pass |

Phone Messages/Security

- Maureen reported that she received several calls from prospective home buyers looking to get their water tested and she referred them to the county. She also received a call from an individual stating that our corporation status was inactive. She informed the caller that their statement was not true.

Gravel Roads

- Gary reported that the road crew worked on Parna and Ulysses Ct., reworked the ditch lines on the hill section of Lucke Way, resurfaced the right side of Blue Sky, applied stone dust to Khyber at Wilderness and did tree trimming on several roads. The crew also reported that the culvert at Khyber and Lucke Way needs replacing. The culvert is blocked and crushed at one end, and they are unable to open it.

Hard Surface Roads

- Gary reported that the road crew has been working on repairing potholes and they will be repairing a deep trench on Bifrost.

Water Supply

- Gary reported that the water supply is still only trickling. He stated that a pipe needs replacing and will be done after the first hard freeze to avoid contact with snakes.

Old Business

- Mary Ann reported that the line striping on the hard surface roads was completed by Mullen's Markings.
- Sandy asked if the short-term rental guidelines could be posted to our website. Maureen offered to post them.
- Sandy also inquired about the "Children at Play" signs for World's End. Gary stated that SCC will order them and have them installed.

New Business

- Gary reported that some of our equipment needs major repairs.
 - The F250 needs the exhaust system replaced, tie rods, ignition coil, tune-up and an alignment. Gary stated that Lee's Auto Repair gave him a quote of \$2,200.
 - The backhoe needs brakes. Gary stated that Big Iron Repair in Winchester quoted \$6,943.72 to transport the backhoe to and from Winchester and replace the brakes. Another repair shop, Case in Fredericksburg quoted \$7,700.
 - Mary Ann motioned to approve to have the needed repairs on the F250 done at Lee's for \$2200 and the repairs for the backhoe completed at Big Iron for \$6943.72. Maureen seconded and the motion passed.
- Andrew reported that there is significant trenching on the right side of Whiskey Still going uphill. Gary stated (per Robert from the road crew) that Xfinity ran cable and said they would return to fix the road.
- Elizabeth Parker questioned who would be preparing the meat and doing the grilling at the community picnic. Maureen and her neighbor, Aaron Bricco have volunteered to do the pulled chicken/pork and Gary will be grilling hamburgers and hotdogs.
- Michelle Bizon inquired who to call about a tree leaning on a telephone pole on her property. She was advised to call Rappahanock Electric Company (REC).
- J.P. reported that he attended the Board of Supervisors meeting last month. He stated that the board approved all of the short-term rentals on the agenda including the property on World's End.
 - Maureen suggested that we need to be more involved in county business if we want to see results. The county continues to dismiss our recommendations/guidelines for short-term rentals.
 - There was a discussion about having businesses in Skyland Estates and on Blue Mountain in general. Gary stated short-term rentals are a business and he would like to check the covenants for Skyland Estates regarding businesses. He reported that he had read the covenants for Sections 8&9 from 1976, and they were very explicit-NO businesses allowed on one's property.
- J.P. inquired about a "No Through Street" sign for his road and was told to check Amazon.

Adjournment

J.P. motioned to adjourn the meeting, Andrew seconded and the motion passed at 7:43 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary