

Skyland Community Corporation

Sanitary District Public Hearing February 5, 2025

| Board Members In Attendance | | | |
|------------------------------------|------------------------------|---|------------------|
| P | Gary Smullen, President | P | Maureen Diaz |
| P | Don Broadway, Vice President | A | Chester Kreitzer |
| P | Mary Ann Smullen, Treasurer | | |
| P | Sandra Broadway, Secretary | | |

Visitors Present

Aaron Bricco

Call to Order

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

Gary and the board members took a moment to acknowledge the recent and unexpected passing of our dear friend and fellow board member, J.P. Jones. J.P. was remembered for his joyful spirit, his kindness to others and his contributions to the SCC board and our community. He will be deeply missed by all who knew him.

Secretary's Report

The secretary's minutes for January were distributed for review. There was one amendment made under the section Treasurer's Report, line two, titled "Income". The amount of income from interest showed \$108.00 and was corrected to \$106.78. There were no other questions or amendments. Mary Ann moved to approve the amended minutes, Maureen seconded, and the motion passed.

Treasurer's Report

Mary Ann presented the treasurer's report for January. There were no questions or amendments.

Income: \$100.42 in interest. **Expenses:** \$14,519.89 including top expenses of \$7,815.12 (Labor-snow removal), \$2,843.17 (Gravel), \$2,146.83 (Taxes) and \$684.92 (Equipment Parts-cutting edge for F-350 and other parts).

| Month | Income | Expenses | Expenses Description | Motion to Approve | Second Approval | Pass/Fail |
|--------------|---------------|-----------------|---|--------------------------|------------------------|------------------|
| January | \$100.42 | \$14,519.89 | Labor, Gravel, Taxes, Equipment Parts, Fuel, & Rental, Maintenance Supplies, Utilities & Accounting | Don | Sandy | Pass |

Phone Messages/Security

- Maureen reported that she received two calls regarding the roads, an email regarding plowing on Cashmere, a call from a realtor regarding HOA fees (there is no HOA), and a notification from a resident regarding the Board of Supervisors meeting to be held on Feb. 18 @ 7:30 pm regarding a decision on a proposed STR on Luchase.
- Gary stated that a realtor called him regarding our short-term rental requirements and Gary told the realtor to share the information with fellow realtors.
 - Visitor, Aaron Bricco asked for clarification of the SCC STR requirements. Gary and Don explained them and Aaron was also given a copy of the county requirements.

Gravel Roads

- Gary reported that the road crew worked extensively on snow removal on all roads. Robert has also been working on equipment and doing security runs.
- Aaron Bricco voiced his concerns for putting down more salt during icy and snowy conditions on roads used for emergency vehicle access, such as Bifrost near Freezeland.

Hard Surface Roads

- Mary Ann stated that because of all the snow plowing, line striping will need to be redone in the spring.

Water Supply

- Don reported that the water supply is still not running even after fixing the separated pipes. He shared that the collection box is leaking and will need the gaps repaired with bentonite clay. He inspected the pipe from the spigot to the collection box and everything was intact but still no water is coming out of the spigot. He will attempt to snake the pipe and check for any blockages when the weather permits.
 - Aaron Bricco discussed using an electric snake and suggested using a control valve at the spigot when the water is running again.

Old Business

- Gary shared that he hand delivered the proposed sanitary district budget to the Treasurer's office. The proposal also stated that we have the right to re-examine and adjust our budget and/or tax rate once the new assessments are completed. At the time of delivery, the new assessments were still not available.
- Gary shared that he purchased six new 25mph speed limit signs to be placed at all entrances and on Wilderness and Bifrost after concerns from a resident.

New Business

- Gary shared that he and Maureen had previously discussed what can be done with the many derelict properties in our community. He spoke with Chase Lenz from the Planning Commission about what recourse residents have.
 - Chase responded that a property maintenance code and several inspectors would be needed to advocate to the Board of Supervisors for residents, and unfortunately Warren County has neither of these.
 - Gary also stated that a property has to be in tax default for 3 years before it is referred to the county attorney.
- Visitor, Aaron Bricco shared with the board that he is applying for a permit for a STR. His plan is to continue living in his home on Luchase and rent out the basement. He also is asking the board for approval for a STR on Wilderness at a property that he is renovating.
 - Gary instructed Aaron to prepare and submit a plan to the board for further consideration.

Adjournment

Maureen motioned to adjourn the meeting, Mary Ann seconded, and the motion passed at 7:56 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary