

# *Skyland Community Corporation*

## Sanitary District Public Hearing July 3, 2024

| <b>Board Members In Attendance</b> |                              |   |                  |
|------------------------------------|------------------------------|---|------------------|
| P                                  | Gary Smullen, President      | P | Maureen Diaz     |
| P                                  | Don Broadway, Vice President | P | Chris Somers     |
| P                                  | Mary Ann Smullen, Treasurer  | A | J.P. Jones       |
| P                                  | Sandra Broadway, Secretary   | A | Chester Kreitzer |

**Visitors Present**

Alicia Fridgen, Chris Lee, Leah McDougal, Sally Price, Ian Yancey, Kyler Yancey, Lee Yancey and Lindsey Wiley

**Call to Order**

The meeting was called to order by Gary at 7:01 p.m.

**Secretary’s Report**

The secretary’s minutes for June were distributed for review. There were no questions or amendments. 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 which is the end of the fiscal year. There were no questions or amendments.

**Income** was \$3,825.32 from Section 8&9 Road maintenance fees (\$3,353.40), Culvert pipe purchase (\$393.80) and Interest (\$78.12).

**Expenses** were \$63,001.79 which included top expenses of \$40,134.78 (payment to SCC for equipment rental), \$6,689.29 (line striping/cold patch), \$5,681.89 (Gravel), \$3,911.75 (Labor), \$3,603.72 (Equipment Repairs-Backhoe and 414), and \$2,075.36 (Taxes).

| Month | Income     | Expenses    | Expenses Description   | Motion to Approve | Second Approval | Pass/Fail |
|-------|------------|-------------|--|-------------------|-----------------|-----------|
| June  | \$3,825.32 | \$63,001.79 | Gravel, Labor, Equipment Parts, Fuel, Repairs & Rental, Stamps, Taxes, Accounting, Utilities, Line Striping & Cold Patch | Don               | Sandy           | Pass      |

**Phone Messages/Security**

- Maureen reported that there were no security concerns this month. She also stated that no progress was made on a new SCC phone number, but she intends to work on it this month.

**Gravel Roads**

- Don reported that grading was completed on Khyber Pass, Wilderness and Broadway. Ditch work was completed on Khyber Pass, Steps to Heaven, Wilderness and Doom Peak. Cashmere and Broadway received gravel and potholes were repaired on Broadway. A new culvert was installed on Wilderness.
- Don also reported that the road crew purchased cold patch and worked with the line striping painters, removed a deer carcass, worked on the F250 wiper motor and had a welder make some minor equipment repairs.
- Chris inquired about the concrete being disposed of in ditches by contractors on Arrow from a new home build.
  - Gary stated that he contacted the contractors and some but not all has been removed.
- Gary discussed and passed out some info on the cost of speed bumps for possible installation. There have been several safety concerns from residents with speeding cars on Luchase and speeding through the stop sign at the Wilderness/Khyber Pass intersection. Gary stated that” Warning - Speed Bump” signs would also be needed.

- Don and Chris offered to research the cost and installation of speed bumps on gravel roads.
- Gary will ask the road crew to remove the pile of gravel at the Khyber Pass/Wilderness intersection and cut foliage to increase visibility.

### **Hard Surface Roads**

- Gary reported that the line striping was completed, and the contractors did a better job this time.
  - Maureen suggested renting a line striper for \$400 to save on costs. Gary mentioned that it had been tried before, but the equipment does not leave a heavy enough coat and is also dangerous for the crew. Don added that a wire brush machine would also be needed.

### **Water Supply**

- Don reported that the water supply is currently running, but very slowly. He stated that he checked the spring box and all connections, and everything is intact. He suggested the lack of rainfall is probably the reason for the slow stream and he shared that Warren County is under a drought **warning** advisory.
  - Mary Ann suggested posting the water advisory on our Facebook page.

### **Old Business**

- Gary discussed the ongoing situation involving a Short-Term Rental on Cashmere and a neighbor.
  - Gary shared that there have been 13 deputy reports made on the STR since October 2023.
  - Gary reported that the hearing on 6/12/2024 resulted in the Planning Commission's decision not to terminate the STR despite the many complaints and it was forwarded to the Board of Supervisors for the final decision.
  - Gary also reported that the road crew scraped the last 200 feet of Cashmere and put gravel down to address the ongoing parking conflict. This will ensure that this area of Cashmere is indeed a SCC road and no parking is allowed.
- Gary mentioned that the owner of a property on Dog Patch Lane has yet to contact him after the survey of the property was completed.
- Don asked when the "Dead End" signs would be installed on Devils River. Gary will notify the road crew.

### **New Business**

- Mary Ann stated that she received a letter of engagement from our accountant, Christine Ahern and motioned to continue using her to complete our audit at a cost of \$1550.00. Don seconded and the motion passed.
- Visitor, Kyler Yancey discussed his plans to obtain a conditional use permit to turn an existing shed into an accessory kitchen for a home bakery enterprise at 103 Demel Ct. He explained that the bakery would have three experienced employees, no signage or customers on site, and that all baked goods would be delivered to various businesses/organizations in the Warren County area. Kyler explained that he has followed all procedures and filled out all the required paperwork and was inquiring what conditions must be met for the SCC board to approve. Several of his neighbors, family members, friends and his business partner were also in attendance to show their support.
  - A discussion followed with several board members expressing their concern that this would set a precedent. The covenants for Sec. 8&9 state that "no profession, business trade, enterprise or commercial activity" is allowed on any lot or dwelling in Sec. 8&9.
  - It was pointed out by Kyler Yancey that the covenants also include a clause "without the express written approval of SCC" and was acknowledged by the board. It was agreed by the board that guidelines/conditions will need to be addressed regarding this clause in the covenant.
- Sandy thanked all visitors who came to the meeting and encouraged everyone to consider being active participants in Skyland Estates community events, meetings and running for office.

### **Adjournment**

Don motioned to adjourn the meeting, Chris seconded, and the motion passed at 8:01p.m.

Respectfully submitted,  
Sandra J. Broadway, Secretary