

Skyland Community Corporation

Sanitary District Public Hearing August 7, 2024

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

Visitors Present

Jim & Michelle Bizon, Jean Marc Curell, Robert Jackson & Jennifer Ravis

Call to Order

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

Secretary's Report

The secretary's minutes for July 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 July which is the new fiscal year.

Income was \$65.51 in interest.

Expenses were \$9,192.80 which included top expenses of \$5,093.70 (Labor), \$1,862.61 (radiator-backhoe), \$1,064.67 (Taxes), and \$465.43 (Gravel).

There were no amendments, but visitor Michelle Bizon questioned if we are receiving road impact fees from the new homes being built at the intersection of Khyber Pass and Beyond Tomorrow Way.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
July	\$65.51	\$9,192.80	Labor, Equipment Parts, Fuel, & Rental, Gravel, Taxes, Utilities, Maintenance Supply, Accounting.	Sandy	Maureen	Pass

Phone Messages/Security

- Maureen reported that SCC now has a new contact phone number: **540-216-2093**. The SCC email remains the same: **hello@skylandestates.com** and is now functioning again.
- Maureen reported that there were no security concerns this month. She addressed the difficulty she had with another Facebook page using our name (Skyland Estates Residents) and how she tried to merge the two pages into one under SCC ownership. The other page was renamed slightly different and given to another administrator to run.

Gravel Roads

- Don reported that grading was completed on Khyber Pass, Wilderness, Beyond Tomorrow Way, Steps to Heaven, Luchase, World's End and Ulysses.
- Ditch work was done on Jericho, Wilderness and Bifrost. Gravel was laid on Jericho.
- Trimming was completed on World's End, Parnassus, Arrowood, Ulysses Way and Bifrost. Tree clean-up took place on Bifrost and Beyond Tomorrow Way. A "Dead End" sign was mistakenly installed on Dragons Rd., then removed and installed on Devils River Rd. Chris mentioned that the sign has since been removed by someone and has not been found.

- Don and Chris discussed that they got together to address the safety concerns at the intersection of Khyber Pass and Wilderness roads. They researched the cost of a speed bump for that intersection and proposed putting only one speed bump across the entire road at the stop sign on the northeast corner of Wilderness and Khyber Pass. The total cost for materials including two signs and shipping was approximately \$750. Don made a motion to purchase the speed bump materials, J.P. seconded, and the motion passed.
 - Robert Jackson shared that the speed bump could be a hassle when grading and must be removed for plowing per the road crew. Chris shared that a hammer drill will be needed for installation and Robert said he may be able to borrow one. Maureen suggested using game cameras near the speed bump signs.

Hard Surface Roads

- Patchwork was completed on Deering and Wilderness.
- The road crew put a new radiator in the backhoe, changed the blades on the mower and replaced the cutting edge on the 414.
- Robert shared that the tires on the F350 were patched by Service Tire. He received three quotes for a set of new tires. The 414 also will need tires and Chris shared that he found tires online for \$450/tire plus installation costs.

Water Supply

- Don reported that the water supply is currently not running at all. He previously had checked all the connections in July, and everything was intact, but will plan to check them again.

Old Business

- Visitor Jean Marc Curell discussed the issues he has been having with a STR in his neighborhood. He attended the BOS meeting on Aug 2nd, 2024, after multiple complaints and police reports. He shared that the STR was basically given an ultimatum for a year from the county and will lose their permit if there are any more complaints. He shared that per Chase Lenz (Planning Commission), any complaints regarding short-term rentals should be made to the county first and then relayed to SCC.
- Gary shared that a conditional use permit was approved by the county for a home bakery enterprise located on Demel Ct.

New Business

- J.P. acknowledged and thanked the road crew for the great work they have been doing on Inca and all the roads.
- Visitor Jennifer Ravis inquired about possible community service opportunities for her teenage daughter and was informed about some of our community events that she could participate in.
- Maureen discussed the idea of a community yard sale on the day of the SCC picnic, but the discussion was tabled for the corporate meeting.
- Visitor Jim Bizon suggested honoring and remembering Elizabeth Parker, a long-term resident and active community member who recently passed, with a tree planting, contribution, or something similar.

Adjournment

J.P. motioned to adjourn the meeting, Chris seconded, and the motion passed at 7:45 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary