

Skyland Community Corporation

Sanitary District Public Hearing July 2, 2025

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

Visitors

Jim Bizon, Gillian Greenfield, Richard Butcher & Aman Martin

Call to Order

The meeting was called to order by Gary at 7:00 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, David seconded, and the motion passed.

Treasurer's Report

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

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
June	\$116.24 (Interest)	\$21,433.69	Labor, Gravel, Equipment Repairs, Rental & Fuel, Accounting, Utilities, Taxes, & Blacktop Line Striping	Sandy	David	Pass

Phone Messages/Security

- Maureen reported she received several calls and complaints this month including:
 - Inquiries about whether Skyland Estates is an HOA (we are not, we are a sanitary district!).
 - One complaint about the speedbump on Wilderness Rd.
 - An inquiry about road maintenance fees on Red Mile Ct.
 - Several complaints from a disabled resident with landlord issues that need verification. After a discussion on the situation, Maureen will forward the information she received to the board. Don and David offered to meet with the resident for further information.
- Maureen suggested that a sign is needed at the overlook for liability reasons. The overlook is private property owned and maintained by SCC. It is only available for residents of Skyland Estates.

Gravel Roads

- Don reported that with all the recent storms, the road crew has been very busy.
 - Gravel was applied to Red Mile Ct., Broadway and Blue Sky.
 - Potholes were repaired on Luchase, Wilderness, Khyber Pass, and Lucke Way.
 - Grading was completed on Broadway, Steps to Heaven, Lucke Way, Khyber Pass, Lagoon Hill, Parnassus and Arrow.
 - Ditches were cleared on Khyber Pass, Whiskey Still, Luchase and Blue Sky.
 - The road crew also did storm damage repair, vegetation control and tree removal in June.
- Gary mentioned that we may need a tree service to remove overhanging trees on Wilderness and Bifrost before winter. Don recommended Jose Villegas and will forward his contact information.

Hard Surface Roads

- Gary reported that the tar and chip is worn on the edges of Bifrost and may soon need cold patch applied.
- Don shared that he really appreciated the line striping when driving recently in fog.
 - Mary Ann asked if reflective poles would be helpful for foggy conditions, especially on the gravel roads.
 - Don and others voiced that the poles would be an obstacle to snow removal and mowing.

Water Supply

- Don reported that the water supply is now only running at approximately 13 gal/min compared to last month when it ran at 30 gal/min. Don shared a video showing a leak where the PVC polypipe connects to the steel pipe and stated he will repair it.
- Maureen inquired about installing larger water tanks. Mary Ann mentioned that in previous years, SCC had asked for grants from the fire department for larger tanks, but no grants were available.
- Don and Gary plan to talk with the fire department regarding their access and use of our water supply.

Old Business

- Sandy shared that she continues to have no response from the local forester regarding presenting the Firewise program to our community. She has emailed and left voice messages. Don offered to investigate with the local IWLA conservation club about contacting the forester.
- Sandy also mentioned having a yard sale at the hangar and will discuss dates with Maureen.

New Business

- MaryAnn discussed our equipment rental fee budget and made a motion to pay SCC an equipment rental fee of \$42,000.00 from the sanitary district funds, as was budgeted. Don seconded and the motion passed.
- Chester volunteered to remove tree limbs over the road from the stop sign to Bifrost this weekend. Thank you!
- Maureen informed the board of an old dead oak tree on Luchase that needs to be looked at also.

Adjournment

Mary Ann motioned to adjourn the meeting, Don seconded, and the motion passed at 7:34 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary