

# *Skyland Community Corporation*

## **Sanitary District Public Hearing January 7, 2025**

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

### **Visitors Present**

Heather Pelto, Jeff Pelto and David McGee. Robert Jackson and Cameron Myers (joined near the end of the meeting.)

### **Call to Order**

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

### **Secretary's Report**

The secretary's minutes for December were distributed for review. There were no questions or amendments. Mary Ann moved to approve the minutes, Gary seconded, and the motion passed.

### **Treasurer's Report**

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

**Income:** \$106.78 in interest. **Expenses:** \$15,343.97 including top expenses of \$6,397.74 (Gravel), \$5,847.01 (Labor), \$1,358.22 (Taxes) and \$756.84 (Equipment Parts- Shaft for Kubota and parts from NAPA).

<b>Month</b>	<b>Income</b>	<b>Expenses</b>	<b>Expenses Description</b>	<b>Motion to Approve</b>	<b>Second Approval</b>	<b>Pass/Fail</b>
December	\$106.78	\$15,343.97	Gravel, Labor, Taxes, Equipment Parts, Fuel, Tags & Rental, Utilities, Accounting, and Maintenance Supplies	Sandy	Don	Pass

### **Phone Messages/Security**

- Maureen reported that a resident called regarding snow plowing on Cashmere Ct. and is requesting that the road crew plow a little further at the end of the road for easier access for the utility company.
- Maureen also received calls from two residents with concerns about an STR (short-term rental) on Luchase Rd.
- Maureen also stated that she received a call from a person making an unusual request regarding a property and was informed that SCC cannot address their request.

### **Gravel Roads**

- Don reported that grading was completed on Khyber Pass, Steps to Heaven, Cashmere, Wilderness, Arrow, Ulysses, Arrowood, Blue Sky and Parnassus.
- Gravel was laid on Wilderness, Luchase, and Beyond Tomorrow Way.
- Potholes were fixed on Khyber Pass, Wilderness, and Luchase.
- Ditches were cleared on Wilderness, Khyber Pass and Blue Sky along with brush clearing on Arrowood.

### **Hard Surface Roads**

- The road crew did maintenance in the shop and fixed the lights on the F250 plow and truck. They also changed the oil on the 414 front end loader and worked on snow equipment.
- Twice during December, the road crew spread gravel on icy roads.

### **Water Supply**

- Don reported that the water supply is currently not running at all and will wait for better weather to determine if the pipe separated again. He shared with our visitors that SCC is responsible for maintaining the water supply on Wilderness and explained all the repairs that he has recently made.

### **Old Business**

- Don explained the ongoing issue with speeding at the intersection of Wilderness and Khyber Pass and our plan to install a speed bump there. Gary shared that he talked with Larry (road crew) regarding installing the speed bump and it was decided to wait until after the snow is gone.
- Visitors, Heather and Jeff Pelto, discussed the lack of speed limit signs in our community and the many speed bumps on World's End. Heather shared that the lack of speed limit signs is concerning for her teenager who is learning to drive and for any driver not familiar with our community roads.
  - Gary stated that he will replace the missing speed limit sign on Bifrost and will also research installing 25 mph speed limit signs at all entrances to the community. Mary Ann shared that residents on World's End were concerned for the safety of a special needs child, and that all speed bumps were paid for by several of the residents.

### **New Business**

- Gary shared that there will be a public meeting of the Planning Commission at the government building in Front Royal tomorrow, Jan. 8 at 7PM regarding a conditional use permit (CUP) for a proposed short-term rental (STR) at 209 Luchase Rd. The property is only 50 ft. from the nearest neighbor, which goes against Warren County's building code that states an STR must be 100 ft. from an existing property.
  - Visitor, David McGee inquired if that code also applied to long-term rentals and Gary responded no.
- Gary shared that the SCC board had a meeting in December to determine the sanitary district budget for the upcoming year, 2025-2026.
  - The budget tax rate is determined by home values and is made using the current county assessments. The county required the board to deliver a budget by Dec. 31, 2024 even though the assessments were not completed yet. The county stated that the assessments would not be ready until after Jan. 1, 2025, and we were given an estimate of what the total assessment values would be. Gary asked and received an extension until Jan. 8, 2025; however, the assessments were still not available.
  - Gary stated that last year's sanitary district budget tax rate was \$0.29/\$100 of assessed value.
  - Don stated that we needed to add a contingency to our budget stating that we are submitting a tentative proposed budget contingent upon the county providing us with the new assessments. He stated that in a prior year, the county published the wrong tax rate, failed to correct it and caused the sanitary district to have a major budget shortfall.
  - Gary motioned to lower our sanitary district tax rate to \$0.28/\$100 assessed value and submit with a comment adding that the tax rate is contingent upon the county providing SCC with the new assessment values, and we reserve the right to re-examine our budget and adjust it accordingly. J.P. seconded and the motion passed.
- Robert and Cameron from the road crew joined the meeting at this time and were given our appreciation for their outstanding snow removal efforts! Also, Robert reported that on the newer spreader, the plastic part on the hopper that disperses the salt, etc. has broken and will need to be addressed. Don mentioned that Robert had also requested another set of chain tensioners.
- Don shared with our visitors that homeowners are invited to purchase a share of stock for \$25 and become an active participant and voting member of our community.

### **Adjournment**

Don motioned to adjourn the meeting, Maureen seconded, and the motion passed at 7:47 p.m.

Respectfully submitted,  
Sandra J. Broadway, Secretary