

Skyland Community Corporation

Sanitary District Public Hearing December 4, 2024

Board Members In Attendance			
P	Gary Smullen, President	A	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

David McGee

Call to Order

The meeting was called to order by Gary at 7:00 p.m.

Secretary's Report

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

Treasurer's Report

Mary Ann presented the treasurer's report for November. There were no questions or amendments. Mary Ann also reminded everyone that \$30K has been earmarked for resurfacing our hard surface roads.

Income: \$108.00 in interest. **Expenses:** \$11,684.77 including top expenses of \$4,847.29 (Labor), \$4,148.56 (Gravel), and \$1,723.89 (Taxes).

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
November	\$108.00	\$11,684.77	Labor, Gravel, Taxes, Equipment Parts, Repairs, Fuel & Rental, Utilities, Accounting, and Maintenance Supplies	Don	Sandy	Pass

Phone Messages/Security

- Gary reported that per Maureen's email (absent), there were only phone calls from realtors.
- Chester had recently reported to Gary that he saw somebody throwing rocks behind the SCC office towards the hangar. Gary responded immediately but upon arrival there was no longer anyone there.
- Gary reported that there was an automobile accident on Bifrost close to Freezeland Rd. on Dec. 3. A car went over the hill and into the woods. A nearby resident called for help but when the ambulance arrived, the driver of the vehicle could not be found. The driver was eventually found and treated accordingly.

Gravel Roads

- Don reported that grading and gravel was completed on Khyber Pass, Steps to Heaven, Broadway, Wilderness, Parna, Arrow and Ulysses.
- Gravel was laid on Arrowood, Bifrost, Luchase, Arrow and Khyber Pass roads.
- Potholes were fixed on Khyber Pass, Wilderness, Orchard Lagoon and Memory Lane.
- During 11/5-11/8, the road crew ordered and picked up calcium chloride, worked on and prepared the spreaders and plows and washed and cleaned the F-350.
- Gary reported that a hammer drill can be rented for \$60/day to install the speed bump at Wilderness and Khyber Pass. The crew will probably wait until spring to install the speed bump so as not to interfere with plowing snow off the road.

- Don voiced his concerns about the likelihood of an accident happening at that intersection. He stated that there have been posts on social media regarding speeding on Wilderness and cars driving through the stop sign at that intersection. Gary will talk with the road crew about the possibility of lifting the plow over speed bumps when plowing snow and possibly installing the speed bump sooner.

Hard Surface Roads

- Gary reported that the spreaders and plows are ready for winter snow removal.
- Gary also reported that the road crew needs several new pieces of equipment.
 - Gary received quotes for two spare blades for the plow from Shade Equipment Co. at a total cost of \$565.36.
 - Four sets of chain tensioners for the trucks are also needed and were quoted at \$13.99/set.
 - Gary also received a quote from AG Drivelines for either a new or repaired PTO drive shaft for the Kubota. Woodstock Equipment does not have the needed part. A new shaft was quoted at \$435.67. To repair our current shaft would cost \$349.60.
 - After some thorough discussion, Don motioned to purchase the two spare plow blades (\$565.36), Mary Ann seconded, and the motion passed. Don also motioned to purchase four sets of chain tensioners (\$13.99/set) and a new PTO drive shaft for the Kubota (\$435.67). J.P. seconded the motion, and the motion passed.

Water Supply

- Don reported that the water supply is currently running slowly but steady due to the lack of available groundwater. He shared that he and Chris Somers fixed the separated pipes and spliced in another piece of polypipe. He also eliminated any leaks in the collection box by laying new gravel and sod in the corners of the box.

Old Business

- A big thank you to resident Pete Daley for clearing out all the brush at the Luchase overlook and therefore improving the scenic view!

New Business

- Gary discussed and passed around a copy of the county zoning ordinances for major recreational equipment/campers on residential property after a recent concern from a resident.
- Gary shared that there will be a public meeting on Dec. 11 at 7:00PM at the government building in Front Royal, to discuss a proposed amendment to the CUP (conditional use permit) ordinance for STR's (short-term rentals). The amendment calls for the county to revoke a CUP if not used within three years. It currently states two years.
- Visitor and resident, David McGee complimented the road crew for the phenomenal work done on Arrow Rd. He also had questions regarding road maintenance including the possibility of chip sealing the road.

Adjournment

Don motioned to adjourn the meeting, J.P. seconded, and the motion passed at 7:50 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary