

Skyland Community Corporation

Sanitary District Public Hearing March 5, 2025

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

Visitors Present

Gillian Greenfield & Richard Butcher

Call to Order

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

Secretary's Report

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

Treasurer's Report

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

Income: \$130,334.44 including \$130,208.85 (Warren Co. budget), \$100.59 (interest) and \$25.00 (deposited in error, and corrected to Corp on 3/2/25). **Expenses:** \$15,680.24 including top expenses of \$5,706.09 (Labor-snow removal), \$3,736.09 (Equipment Fuel-kerosene & diesel), \$2,143.34 (Equipment repairs-414 throttle pedal), \$2,051.17 (Gravel) and \$1,822.64 (Taxes). Mary Ann reminded all that money is earmarked for future resurfacing of our hard surface roads.

| Month | Income | Expenses | Expenses Description | Motion to Approve | Second Approval | Pass/Fail |
|--------------|---------------|-----------------|--|--------------------------|------------------------|------------------|
| February | \$130,334.44 | \$15,680.24 | Labor, Equipment Fuel, & Repair, Gravel, Taxes, Utilities & Accounting | Sandy | Chester | Pass |

Phone Messages/Security

- Gary shared that he had spoken with Maureen and there were no security issues to report.

Gravel Roads

- Don reported that the road crew applied gravel to Sunset, Luchase and Wilderness roads.
- Potholes were repaired on Jericho, Ulysses, Luchase and Wilderness. Ditch work was completed on Jericho and Wilderness. Wilderness Rd. was also resurfaced.
- The shoulder at the bus stop was graded and new gravel was laid.
- The road crew did snow clean-up, put gravel on the roads for traction and removed downed trees.
- The road crew also had the F-350 inspected and washed the truck.
- Gary reported that the crew has also been cleaning up and removing rock from ditches on Devils River.

Hard Surface Roads

- Gary stated that there were no major issues and nothing to report.

Water Supply

- Don reported that the water supply is still not running. He purchased bentonite clay to repair the collection box and plans to inspect the bottom pipe for leakage. Don shared that Robert soon plans to load a coil of polypipe on the truck for replacement of the damaged pipe. Gary suggested using the generator and air compressor to inspect the pipes.

Old Business

- Gary shared that he gave the road crew the new 25mph speed limit signs to be installed at all Skyland Estates' entrances and at both ends of Wilderness.
- Mary Ann asked when the speed bump will be installed on Wilderness. A hammer drill is needed for the speed bump installation and Gary plans to rent one soon for the road crew to use.

New Business

- Sandy and Don discussed having a spring community clean-up before the foliage blooms. The board agreed to have our clean-up day on Saturday, March 29, 2025. Those interested in helping should meet at the SCC office at 1:00 pm to get supplies. Sandy will make a flyer to post on our website and ask Maureen to post on social media. Gary will place signs in the community, advertising the event.
- Chester shared that the traffic mirror at the end of World's End is peeling and needs replacing. Don reported that the mirror on Khyber Pass also needs replacing. Gary will order two new traffic mirrors.
- Visitor, Gillian Greenfield introduced herself as a current homeowner in the community, whose application for a permit for a short-term rental on Luchase was denied by the county. She asked to have a conversation with the board on why the permit was denied and what issues the board has been having with short-term rentals (STR's) in our community.
 - The board discussed at length the many issues that residents in Skyland Estates have encountered with STR's. The board also discussed how SCC was required by the county in 2022 to make guidelines for short-term rentals in our community, and that the board put a lot of time and thought into them. A copy of our guidelines is supposed to be handed out by the county to homeowners seeking a Conditional Use Permit (CUP). However, the county is not required to abide by our recommendation for approval or disapproval of a STR. Gary clarified that Gillian's permit was denied by the county because her home does not meet the county requirement that a STR must have a 100 ft. separation from any home adjacent to it and *not* because of our recommendation.
 - Gillian stated that after she revisits her management plan, she plans to resubmit her application for a CUP. She shared with the board how she plans to address neighborhood concerns and handed out written copies to each board member along with copies of reference letters from two neighbors of her other short-term rentals in Warren County. She stated that she did receive a copy of the SCC short-term rental guidelines when applying for a permit. The board thanked Gillian for coming to the meeting with her concerns.

Adjournment

Mary Ann motioned to adjourn the meeting, Chester seconded, and the motion passed at 8:04 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary