

Skyland Community Corporation

Sanitary District Public Hearing January 4, 2023

Board Members in Attendance					
P=Present, A=Absent					
P	Gary Smullen, President	P	Maureen Diaz		
P	Don Broadway, Vice President	P	Andrew Due		
A	Mary Ann Smullen, Treasurer	P	J.P. Jones		
P	Sandra Broadway, Secretary	A	Chester Kreitzer		

Visitors Present

Michelle & Jim Bizon

Call to Order

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

Secretary's Report

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

Treasurer's Report

Gary presented the treasurer's report for December.

Income was \$2,052.55 from Sections 8&9 and a small amount of interest.

Expenses totaled \$18,453.93 which included top expenses of \$7,836.17 (road labor including overtime & plowing during snow/ice storm), \$6,600.40 (gravel), \$1,786.47 (taxes), and \$972.08 (equipment parts).

- Don had a question regarding stock purchases and Gary stated that any stock purchases would be reported in the corporate treasurer's report. There were no further questions and no amendments.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
December	\$2,052.55	\$18,453.93	Road labor, Gravel, Fuel, Taxes, Equipment parts, rental & tags, Utilities, Accounting, & Maintenance supplies	Maureen	Andrew	Pass

Phone Messages/Security

- Maureen reported that she was out of town during the ice storm, but that there were several calls regarding the storm and one call for Gary. She also received a call from a realtor asking questions about the sanitary district for a potential buyer of a bungalow on Luchase. Maureen shared with the realtor that SCC guidelines would not approve the property for a short-term rental if that was the buyer's intention. Maureen plans on checking the security phone line every other day for messages.

Gravel Roads

- Gary reported that the road crew repaired potholes on Wilderness, Luchase and Parnassus roads. They will begin fixing potholes on Wilderness and Khyber next.
- They graded Steps to Heaven and Wilderness and also did resurfacing on World's End, Whiskey Still, Khyber Pass and Steps to Heaven roads.
- Whiskey Still Rd. has muddy conditions from people driving in the ditches.
- The crew distributed gravel and calcium chloride during the recent ice storm.

Hard Surface Roads

- Gary reported that the road crew worked on Bifrost doing shoulder drainage.
- The crew also did debris cleanup from the recent storms on all roads above Wilderness Rd.
- J.P. informed Gary that a section of Jericho also needs potholes repaired and Gary will report it to the crew.

Water Supply

- Don reported that he has been researching spring boxes and plans to meet with Robert on 1/6/22 to examine the existing spring box and set-up. The water supply is still running but slowly. He mentioned that Robert stated that the underground storage tank is broken. Don wants to examine the integrity of the storage tank, and spring box and see exactly what is working or not.
 - J.P. suggested installing a 5,000 gallon tank.
 - Michelle Bizon suggested multiple smaller tanks might be better for damage control.
 - Gary stated that he believes the tank is cracked and could be repaired. He mentioned that SCC does own property behind the existing tank and we could put in a larger tank if needed.

Old Business

- Gary reported that the property on Khyber Pass, where a large amount of trees have been cleared, belongs to a homeowner on Vista Ct. per Warren County GIS. It appears that they are thinning the trees on the property and not developing it.
- Several in attendance mentioned that the cows from the farm on Khyber Pass, continue to jump the fence and graze on other people's property.
- Gary reported that the construction of a Sheetz has been approved by the Planning Commission and permits have been applied for. The Sheetz will be built on property at the corner of Apple Mountain Rd/Exit 13 west, despite disapproval by the public.
- Gary also reported that both properties on Khyber Pass Rd. have been approved for short-term rentals, despite SCC's non-recommendations.
- J.P. inquired about the tree on the Savidge's property that leans onto Bifrost and needs trimming and/or removal. J.P. will contact the homeowners.

New Business

- Gary reported that there will be a hearing by the Board of Supervisors on January 24, regarding the proposed short-term rental at 54 Arrowood.
- Andrew reported that he has observed 4x4s with rebarb staked in the right of way on Broadway Lane and is concerned about damage to our road equipment. He believes a homeowner is designating this space as parking. Gary stated he will investigate this matter and report back.
- Don distributed copies of the Warren County Zoning Districts Dimensional Criteria for those interested in finding out about required lot sizes for building.
- Gary stated that a property owner is requesting a short-term rental at 944 Wilderness.
- Michelle Bizon shared that she has had three incidents of eviscerated deer on her property and was wondering if others have experienced the same and what may be causing it to happen.
 - It was suggested to contact the game warden, and Michelle replied that she already had. Others suggested possible coyote activity in the area or even poaching, and it was suggested to install trail cameras.

Adjournment

J.P. motioned to adjourn the meeting, Sandy seconded and the motion passed at 7:57 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary