

Skyland Community Corporation

Sanitary District Public Hearing February 1, 2023

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

Visitors Present

Victor Gallo, Roman Semenov, and Jeff Yuhasse. Michelle & Jim Bizon attended electronically via phone.

Call to Order

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

Secretary's Report

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

Treasurer's Report

Mary Ann presented the treasurer's report for January. She mentioned that \$100,000 of our budget is already earmarked for hard surface roads. There were no questions and or amendments.

Income was \$114,165.51 which included \$112,368.08 from Warren County (budget), \$1,780.81 from Sections 8&9 and \$16.58 in interest. United Bank deposited \$0.04 into our checking account by mistake and will remove it.

Expenses totaled \$9,109.69 which included top expenses of \$4,611.33 (road labor), \$2,738.91 (taxes), \$630.68 (fuel), \$428.17 (equipment parts) and \$334.57 (equipment repairs).

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
January	\$114,165.51	\$9,109.69	Road labor, Taxes, Fuel, Equipment parts, rentals & repairs, Utilities, & Accounting	Maureen	Sandy	Pass

Phone Messages/Security

- Maureen reported that she and Andrew did a security patrol on January 28th and checked into the recent report about 4x4's and rebar staked into the right-of-way on Broadway Lane. It appears a homeowner is designating this area as their parking spot, but this a hazard for our road equipment.
- Maureen plans to continue doing security patrols with J.P. later this weekend and plans to distribute notices to any vehicles that are illegally parked on the road right-of-ways. The notices will request that the owner move their car or risk being towed.
- Maureen received one call regarding Section 8 & 9.
- Maureen also reported that she received a phone call from an individual who is very interested in protecting and preserving the cannon located on the SCC library grounds. He stated he is a World War II and history buff and would enjoy learning more about the history behind it.
 - Gary stated that the cannon was placed on the property by Mr. Burroughs in 1958. He also stated that the cannon tires are rotted, but the cannon could be scraped and painted.

Gravel Roads

- Gary reported that the road crew repaired potholes on Wilderness, Khyber Pass, Luchase, Beyond Tomorrow Way, Jericho and Orchard Lagoon roads.

- J.P. confirmed that the potholes he reported on Jericho and Ulysses were taken care of. He also reported that there is a cable lying across Jericho and that it is not an electrical wire, according to REC.
- The crew also put down new gravel and graded the following roads: Wilderness, Khyber Pass, Whiskey Still, Jericho and Luchase.

Hard Surface Roads

- Gary reported that the road crew completed snow prep on the roads using calcium chloride and gravel in anticipation for the freezing rain and snow that was recently forecasted.

Water Supply

- Don reported that he met with Robert Jackson from the road crew on January 6th to examine the current spring box and set-up. He took several pictures of the existing equipment and feels that the collection box could be rehabilitated, but the spring box needs to be replaced. He observed that the tubing from the water source to the storage tank is flat and intact. The underground tank had a lid on it so he could not assess the integrity of the tank. Don stated that the water supply is still running but he feels the rate of flow could be improved with the repairs mentioned.
 - Gary stated that the underground tank should definitely be inspected and cleaned out this spring.

Old Business

- Gary reported that the Board of Supervisors met on January 24, 2023 and denied a permit for a short-term rental at 54 Arrowood. The home did not meet the required lot specifications for proximity to other homes. However, the BOS did approve both properties on Khyber Pass to be used as short-term rentals despite our non-recommendations.
 - Gary did note that Jay Butler, who is the supervisor for our district (Happy Creek), voted against all three properties.
- Gary stated that he will be sending a copy of the right-of-way ordinance, to a homeowner on Broadway Lane, who has violated the right-of-way by making designated parking with rebar and 4x4's.
- Maureen also voiced her concerns about vehicles that continue to park on the right-of-way on Bifrost, making them dangerously close to the road and traffic.
- J.P. reported that he has cut the tree limb that was leaning onto Bifrost Rd near the Savidge property.

New Business

- Mary Ann requested that the board meet this month to discuss the budget and it was agreed by all board members to meet on Thursday, February 23, 2023 at 7pm at the library.
- Mary Ann also motioned to transfer \$30,000 from the sanitary district to the corporation for equipment rental. J.P. seconded and the motion was passed by all board members.
- Maureen reported that she and Andrew investigated the existing graveyard on Khyber Pass Rd on the lagoon hill. They observed two gravestones (husband & wife) and mentioned that there could possibly be more but the site is very overgrown. Maureen proposed doing a cleanup, erecting a fence, and installing a historical plaque or marker to give the cemetery the dignity it deserves. The current property owner (David) has papers regarding the history of the cemetery that he would share. David would also be willing to bush hog up to the site and assist in the clean-up and maintenance of the cemetery.
- Visitor and property owner, Victor Gallo, discussed his desire to apply for a short-term rental for his property on Parnassus Rd. He has the current SCC guidelines and will be calling Gary regarding how to comply with the guidelines. Victor also asked for and received his share of stock that he recently purchased.
- Visitor and property owner, Roman Semenov also expressed his desire to apply for a short-term rental for his property on Cashmere, and will also be having a phone call with Gary regarding the SCC guidelines. Gary also instructed the property owner to contact the county to find out the perk and septic rate for the property.

Adjournment

Mary Ann motioned to adjourn the meeting, Maureen seconded and the motion passed at 7:39 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary