

Skyland Community Corporation

Sanitary District Public Hearing March 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 & Elena Gallo, Michelle & Jim Bizon and Chris Somers

Call to Order

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

Secretary's Report

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

Treasurer's Report

Mary Ann presented the treasurer's report for February. She stated that we have \$100,000 earmarked for hard surface roads. There were no questions and or amendments.

Income was \$1,635.21 which included \$1,597.66 from Sections 8&9 (road maintenance fees) and interest of \$37.55.

Expenses were \$41,351.76 which included top expenses of \$30,126.36 (equipment rental *\$30,000 of this amount is an annual payment to SCC for equipment rental), \$5,650.10 (labor), \$2,304.86 (gravel) and \$1,352.39 (taxes).

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
February	\$1,635.21	\$41,351.76	Road labor, Taxes, Fuel, Equipment parts, rentals & repairs, Utilities, Accounting, Gravel & Maintenance supplies	Sandy	Maureen	Pass

Phone Messages/Security

- Maureen reported that she keeps receiving several unwanted solicitation calls that she plans to address.
- Maureen has also been in contact with REC regarding poles/wires down from recent storms.
- Maureen reported that there have been several complaints from a homeowner on Steps to Heaven regarding a short-term rental on Demel Ct. The homeowner reported that there have been multiple instances of inappropriate behavior by renters and she is concerned for the safety of her family.
 - Maureen instructed the homeowner to call the police, file a police report and document all grievances with any evidence (pictures: phone/trail camera).
 - Maureen stated that she will post instructions for all homeowners on our website and Facebook page regarding how to file any grievances about short-term rentals. Permits are issued for short-term rentals by the county, and any grievances that are reported may result in the permit being revoked if rules were broken.
 - There was a lengthy discussion regarding the increasing number of short-term rentals in Skyland Estates and some of the problems they are contributing to our community.
- A discussion about fire safety began after several in attendance reported on the significant brush fire during windy conditions that occurred on February 5, 2023 on Khyber Pass Rd. (across from Beyond Tomorrow Way). It happened on the property where a large amount of brush and trees had recently been cleared. It was reported that the fire department had been contacted, a bulldozer was also needed to bury the blaze and that the fire continued to smolder for at least a week.

Gravel Roads

- Gary reported that the road crew repaired potholes on several roads: Wilderness, Khyber Pass, Lucke Way, Steps to Heaven, Baptist Lane, Dooms Peak and Ulysses.
- The crew also put down new gravel and graded Wilderness Rd. Tree trimming was done on Passway.
- Jim (road crew), reported that he completed 40 hours of road work doing debris removal and surface repair.
- Visitor, Chris Somers reported that there was a tree blocking the loop that connects Banshee Lane with Broadway Lane and is not passable. Gary will report it to the road crew.

Hard Surface Roads

- No further reports.

Water Supply

- Gary reported that the water supply is still running but the collection box needs to be followed up and cleaned.
 - Don mentioned that he has not reexamined the water supply and has not begun any further research.

Old Business

- Gary reported that he went to take pictures of the right-of-way violation that was reported on Broadway Lane (rebar and 4x4 stakes in the road for designated parking). He stated that he was planning to leave pictures and a copy of the ordinance with the property owners; however the rebar and stakes had already been removed, so no further action was taken.
- Visitors, Victor and Elena Gallo have applied for a conditional use permit with the county for their property at 242 Parnassus Rd. They gave a very informative, oral and written presentation regarding their property and the steps they have taken to try to abide by SCC guidelines for short-term rental consideration. A lengthy discussion followed with plenty of concerns, questions and answers.
 - Andrew suggested that the board needs a record of the short-term rentals that have followed all SCC guidelines and were eventually approved by the county. It was noted that most of the proposed short-term rentals approved by the county do not meet *all* of our guidelines.
 - Gary thanked the Gallo's for their presentation and told them the board would discuss their proposal at the corporate meeting.
- Mary Ann thanked all board members who attended the budget meeting on February 23, 2023. She presented the proposed budget for the sanitary district for 2023 and answered any questions. **It was also noted that the proposed budget was not final, and was subject to change, depending on any changes by Warren County in the reassessment values of any Skyland Estates' properties.**
- The cemetery clean-up was tabled for the corporate meeting.

New Business

- The community (roadside) cleanup day discussion was tabled for the corporate meeting.

Adjournment

Maureen motioned to adjourn the meeting, J.P. seconded and the motion passed at 8:43 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary