

Skyland Community Corporation

Sanitary District Public Hearing October 5, 2022

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

Visitors Present

Matt Williams

Call to Order

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

Secretary's Report

The secretary's minutes from September 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 September.

Income was \$20.03 from interest.

Expenses totaled \$16,733.17 which included top expenses of \$6,362.24 for road maintenance labor, \$5,844.20 for road gravel and \$2,275.42 for equipment fuel. There were no questions or amendments.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
September	\$20.03	\$16,733.17	Road labor, Gravel, Fuel, Taxes, Equipment rental, Utilities & Accounting	Maureen	Sandy	Pass

Phone Messages/Security

- Maureen reported that she received one call from a prospective home buyer looking for information regarding short-term rentals. Maureen referred the caller to the county after explaining some of the SCC guidelines.
 - Don asked if the SCC guidelines for short-term rentals have been posted. Gary stated he will send a copy of the guidelines to all board members and Maureen will post them to our website.

Gravel Roads

- Gary reported that the road crew graded the hill on Blue Sky, worked on ditches on Wilderness and added gravel to Devils River. The crew also cleaned out the hangar and it is now ready to have the shelving racks installed.

Hard Surface Roads

- Gary reported that the road crew has been working on repairing potholes.
- Gary also reported that the "Children at Play" signs for World's End have been ordered and will be installed by the road crew using some U-Channels we have on hand.

Water Supply

- Gary reported that the water supply is running slow.

Old Business

- Mary Ann reported that the F250 repairs were completed and she picked up the truck. Repairs included tie rods, exhaust system, spark plugs, coil wire and a state inspection at a cost of \$2,178.
- Gary stated the backhoe is getting new brakes and should be completed by the end of this week.
- Sandy asked if the trenching made by Xfinity on Whiskey Still Rd. has been repaired by the company yet. Gary stated that he will have Robert from the road crew check it out and report back.

New Business

- J.P. shared that he just had his driveway paved and will report back as to how well it functions in the winter for those interested in doing the same.
- Visitor, Matt Williams, introduced himself to the board as a future property owner in Skyland Estates (he is currently under contract for 1424 Khyber Pass). He plans to use the property as a short-term rental. He voiced his intentions of being a responsible and contributing member of the community. Matt would not be living on the property, but resides in Front Royal and would self-manage the property using local contractors and services. He currently has two other short-term rentals in the surrounding communities in the area.
 - A lengthy discussion followed with concerns and questions from both sides. Gary recommended that Matt submit a management plan and a copy of the short-term rental application so the board can make a more informed recommendation to the county. It was also suggested that Matt receive a copy of the SCC guidelines for short-term rentals.

Adjournment

J.P. motioned to adjourn the meeting, Chester seconded and the motion passed at 7:49 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary