

Skyland Community Corporation

Sanitary District Public Hearing July 5, 2023

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

Visitors Present

Michelle & Jim Bizon, Chris Somers & Matt Williams

Call to Order

The meeting was called to order by Gary at 7:05 p.m.

Secretary's Report

The secretary's minutes for June were distributed for review. There were no amendments or questions. 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 June. It was noted that we still have \$100,000 earmarked for hard surface roads. There were no questions or amendments.

Income was \$655.22 including \$375.77 (Sec. 8&9 road maintenance fees), \$192.00 (Erie Insurance refund) and \$87.45 (interest).

Expenses were \$15,144.88 which included top expenses of \$7,404.62 (Labor), \$3,636.95 (Gravel), \$1,584.27 (Taxes) and \$881.45 (Equipment Parts - 414 loader).

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
June	\$655.22	\$15,144.88	Road Labor, Gravel, Taxes, Equipment (Parts, Fuel, Repairs & Rental) Accounting, Utilities, and Maintenance Supplies	Don	Sandy	Pass

Phone Messages/Security

- Maureen reported that she received only one phone call from a homeowner inquiring about when Luchase would be resurfaced. Maureen will return the call with dates, once we have a contract in place.
- Gary reported that the road crew recently called the Sheriff regarding vandalism on SCC property. The exterior walls of the library and hangar had been defaced with mud along with a parking sign. Gary reported that there had been a large teen party in the vicinity the night before. The deputy determined who vandalized the property and the mud was promptly removed by those responsible.
- Both Michelle Bizon and Don commented on several police cruisers that were recently seen in the community. Nobody had any information as to why they were dispatched here.

Gravel Roads

- Gary reported that the road crew completed grading and gravel on the following roads: Luchase, Khyber Pass, Doom Peak, Wilderness, Lucke Way, Lagoon Hill, Sleepy Hollow, Inca and Jericho.
- Khyber Pass Rd. received work on ditches. The road crew also repaired the shoulder at the Bifrost stop sign.
- Tree and brush trimming was completed on Ulysses Way, Parnassus, Wilderness, Whiskey Still and Khyber Pass.
- Potholes were repaired on Wilderness, Jericho, Ulysses Way and Khyber Pass.

- Gary talked with Jim (road crew) about possibly using a harrow to smooth out the wash boarding on the roads. Jim said he can fix the wash boarding after the next rain with our current equipment (blade) and will also add more gravel.

Hard Surface Roads

- Gary reported that he is still waiting on a proposal from Standard Paving for the tar and chip job. He currently only has one bid from Carroll Construction and stated that a decision will be made after 7/31/23.
 - Gary stated that he placed one ad in the Northern Virginia Daily for two weeks at a total cost of \$300.
 - Sandy suggested advertising on our Facebook page and Maureen volunteered to post it.

Water Supply

- Gary reported that the water supply is only dripping.
 - Gary shared the story of about twenty years ago of how the county turned down a proposal to have a golf course built on the mountain due to water concerns.
 - Maureen commented on how all the new homes being constructed on the mountain are probably affecting our water supply. Chris Somers added that the approved Sheetz will probably do the same.

Old Business

- Gary reported that the proposed short-term rental at 259 Cashmere was ***not approved*** at last month's Planning Commission meeting. The owners discussed that they couldn't find anyone to manage the property. The Planning Commission however tabled the discussion for another hearing TBD.
- Gary also reported that a proposed short term rental property on Orchard Lagoon was approved. The home will not be exclusively occupied by the homeowner as previously reported.
- Matt Williams discussed his three short term rentals in the community and everything he has done to comply with the county ordinances. He recently removed an outdoor firepit before renting his property on Khyber Pass.
 - The board acknowledged Matt's efforts but several voiced their concerns about short-term rentals in general. Maureen and Mary Ann discussed how short-term rentals affect our sense of community. Gary voiced his concerns with fire safety and security issues.
 - Michelle Bizon suggested joining a Neighborhood Watch program.
 - Jim Bizon shared that there are rentals that are not a part of Skyland Estates that are also causing issues. He suggested that the county is at fault, not the Airbnb's.
 - Don stated that Skyland Estates does not have an HOA and nothing is written in individual homeowner's deeds, so we don't have any recourse...only the *recommended* SCC guidelines.
 - Gary shared that Warren County's comprehensive plan for the county is online and will be updated soon.
 - Matt Williams shared that there is proposed legislation that may change the regulations for short-term rentals. He also shared that as of 7/1/23, all application fees have increased for short-term rentals.
- Michelle Bizon shared that the road sign at Khyber Pass and Oregon Hollow has been placed upright against a pole. Don acknowledged that he did the temporary fix. Gary stated that he still needs to contact the county regarding a permanent installation.

New Business

- Mary Ann shared that Johnny Blue Inc. is implementing a 7% rate increase as of 8/1/23 for our portable sanitation services at the hangar, and we should consider looking for more affordable services.
- Mary Ann motioned to pay \$1500.00 in two installments to our current accountant, Christine Ahern for her auditing services. Don seconded and the motion passed.
- Jim Bizon again volunteered to be our Officer of Elections at the annual stockholder meeting. Thanks, Jim!

Adjournment

Mary Ann motioned to adjourn the meeting, J.P. seconded and the motion passed at 8:05 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary