

Skyland Community Corporation

Sanitary District Public Hearing April 5, 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

Michelle & Jim Bizon, Robert Jackson 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 March were distributed for review. Sandy had one question regarding the budget and if the proposed rate should be published in the minutes. After much discussion, Mary Ann motioned to approve the minutes as is, and wait to publish the final tax rate after the county submits any corrected assessments of properties in Skyland Estates. Andrew seconded and the motion passed.

Treasurer's Report

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

Income was \$1,108.64 and included \$1,003.07 from Sec. 8&9 road maintenance fees and interest of \$105.57.

Expenses were \$27,578.21. Top expenses were \$8,014.50 (insurance), \$7,659.52 (gravel), \$7,148.80 (labor), \$2,204.58 (fuel) and \$1,641.31 (taxes).

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
March	\$1,108.64	\$27,578.21	Insurance, Gravel, Road labor, Taxes, Fuel, Equipment parts & rentals, Utilities, Accounting	Andrew	Sandy	Pass

Phone Messages/Security

- Maureen reported that she keeps receiving several calls that are electronic sounding in nature and then fade. Robert suggested that they may be phishing calls. She also received two calls where the number was nonfunctional upon calling the number back.
- Maureen shared that a resident reported a branch down near the road on Luchase. Maureen moved the branch back to the property it fell from and also notified Robert Jackson (road crew), who was in attendance.
- Maureen also reported that she received a call from another resident on Luchase, regarding moving an old culvert from his property (now completed). The caller also requested that a large dirt pile be removed as well. The request was relayed to Robert Jackson (road crew), who was in attendance.
 - Gary suggested that if SCC will be disposing of culverts for residents, the cost of disposal needs to be included in estimates given to residents for new culverts.

Gravel Roads

- Gary reported that the road crew repaired potholes on the following roads: Wilderness, Steps to Heaven, Demel Ct., Broadway and Luchase.
- The crew also put down new gravel and graded Arrow, Devil's River, Wilderness, Khyber Pass, Inca, Dooms Peak, Lucke Way, Passway and Bifrost.
- J.P. requested more gravel on a section of Jericho.

Hard Surface Roads

- Potholes were fixed on both Jericho and Ulysses roads
- Gary reported that he has contacted both Carrol Construction and Standard Paving and is awaiting estimates for tar & chip.
- J.P. inquired if the Savidges, have contacted Gary regarding a new culvert on Bifrost. Gary stated they have not, and he will reach out to them.

Water Supply

- Robert Jackson stated that the water supply is running at approximately five and one half gallons per minute. He mentioned that a resident has continued to leave a large black collecting tub at the site and it continually overflows. He is considering emptying it and returning it to the owner.
- Gary stated he would like to see the tank operational for the fire department to use.

Old Business

- Maureen reported that REC has removed the downed electric wires and poles on Luchase near the overlook.
- Maureen stated that the cemetery clean-up is still planned for Sat., April 15. The time to meet at the library has been changed to 10 a.m.
 - Robert Jackson stated that there is another cemetery in the community located on the farm on lower Khyber Pass Rd.
- The Skyland Estates community clean-up for March 25 was cancelled due to inclement weather and rescheduled for April 1. Due to weather, the event was canceled again. It was decided that another date will not be scheduled. Robert will report back on the areas that need litter picked up. Maureen will list those areas on the Facebook page for those interested in volunteering their time to beautify our community.
- Gary reported that the property at 252 Parnassus Rd. was approved for a short-term rental by the Warren County Planning Commission on 3/8/2023. It will now be presented to the Board of Supervisors.
- Gary also reported that the house at 54 Arrowood was recently sold, after being denied a permit for a short-term rental by the Board of Supervisors. The home did not meet the required 100 foot separation between homes.
 - Gary mentioned that the Warren County Board of Supervisors plans to discuss the possibility of changing the 100 foot separation requirement.
- Gary reported that a home on Wilderness Rd was also approved for a short-term rental on 3/28/2023.

New Business

- Robert Jackson reported that a new short-term rental on Khyber Pass has installed a fire pit which is a violation of the county ordinance.
 - Maureen plans to send a letter with photos of the fire pit to the Planning Commission.
- Gary reported that he has also received two new proposals for short-term rentals on Khyber Pass and Orchard Lagoon.
- J.P. requested that SCC get a map of the community to be displayed in the library for use in locating properties.
 - Gary replied that he already has an aerial map of Skyland Estates that he plans to frame and hang in the library.
- Gary reported that Dick and Charlotte Sciascia's home on Steps to Heaven is up for sale. He stated that the home is in Section 8&9 and has covenants that the listing realtor was unaware of. The realtor also stated in the listing that there is an HOA fee of \$400. Skyland Estates does not have an HOA. Sections 8&9 are not part of our sanitary district, have no HOA, but are still required to pay road maintenance fees annually, which would amount to more than \$400.

Adjournment

Andrew motioned to adjourn the meeting, J.P. seconded and the motion passed at 7:56 p.m.

Respectfully submitted,
Sandra J. Broadway, Secretary