

# Skyland Community Corporation

## Sanitary District Public Hearing December 7, 2022

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, Scott Stapleton, Elena & Viko Gallo

### Call to Order

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

### Secretary's Report

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

### Treasurer's Report

Mary Ann presented the treasurer's report for November.

**Income** was \$13,726.00 from Warren County budget (late payers), Warren County road impact fees, refund from Erie Insurance (dump truck insurance cancelled due to sale of truck) and interest.

**Expenses** totaled \$21,854.60 which included top expenses of \$7,137.47 for equipment repairs (backhoe), \$6,065.56 for road labor, \$5,141.24 for road gravel, \$1,544.14 for taxes, and \$630 for magnesium chloride for hard surface roads. There were no questions or amendments.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
November	\$13,726.00	\$21,854.60	Road labor, Gravel, Fuel, Taxes, Equipment repairs, parts & rental, Utilities, Audit, Maint. supplies	Sandy	J.P.	Pass

### Phone Messages/Security

- Maureen reported that she received one phone call regarding a downed tree on Parna. It has since been removed.

### Gravel Roads

- Gary reported that the road crew repaired potholes on Khyber Pass, Orchard Rd and Jericho. Wilderness received a new culvert, grading and ditch work. Inca and Arrow had ditches cleaned and grading done.
- Gary also reported that the road crew worked on the trench damage done by Xfinity on Whiskey Still Rd. They put down some gravel and intend to put down more.

### Hard Surface Roads

- Gary reported that the road crew worked on moving the ditch near the Savidge property on Bifrost.
- Gary also stated that the road crew has been doing security patrols.
- Maureen reported that there is a dead tree between Savidge's property and the farmhouse on Bifrost that is leaning almost into the road.
  - Gary stated that if the trunk is not on the right-of-way, we will need permission from the property owners to remove it. J.P. offered to contact the Savidges regarding this matter.

### **Water Supply**

- Gary reported that the water supply is running slow. He stated that the issue is not the pipe, but the collection box.
  - Robert checked the box and the bottom has completely deteriorated. He buried a 5 gallon bucket with a PVC pipe coming out as a temporary solution.
  - Gary is looking at models to replace the box. Don suggested installing a large PVC tank.
  - Don and Andrew volunteered to research a new spring box.

### **Old Business**

- Gary reported that SCC hired Cameron Moyers on November 19, 2022 as a part-time snow plow operator. He has experience plowing snow and lives in Skyland Estates.

### **New Business**

- Scott Stapleton reported that a speed trailer has been set-up by the Sheriff's department on Freezeland Rd. near the Century Link box, to gain data and monitor traffic coming down the mountain. The speed in that area is posted at 35 mph for safety reasons but unfortunately is not always observed by many drivers.
- Scott also mentioned that he has been picking up a variety of trash from the bus stop to Enna Lane and will continue on Bifrost. Thank you Scott!
- New property owners, Viko and Elena Gallo (Parnassus Rd.), had several questions regarding the community water supply, water collection systems, building permits and long/short-term rentals. They also asked for recommendations on local water suppliers and upgrading septic systems. An informative discussion followed.
  - Gary explained that the spring is used for fire prevention and is not potable.
  - Don suggested visiting the Warren County Building Department for more information on types of septic systems, upgrading both septic and water systems and the necessary permits needed. Others gave recommendations for local water supply and septic contractors and advice on periodic septic tank cleaning.
  - Regarding short-term rentals, Gary stated that a homeowner must apply and follow county ordinances. SCC guidelines recommend that property owners live at the property they are renting and absentee owners are discouraged. SCC gives their recommendations to the county to approve or disapprove any potential rental, and the county then makes the final decision.
- Gary stated that there is a public hearing for two short-term rentals on Khyber Pass on Dec. 14, 2022. He also asked that homeowners report and document any issues they witness with short-term rentals, to the county.
- Gary also stated that he is keeping track of all new building permits in Skyland Estates to be certain that SCC is receiving all required road impact fees.
- Sandy inquired about the large amount of tree clearing being done on Khyber Pass across from Beyond Tomorrow Way. Nobody present could confirm with certainty what is happening there.

### **Adjournment**

J.P. motioned to adjourn the meeting, Don seconded and the motion passed at 8:03 p.m.

Respectfully submitted,  
Sandra J. Broadway, Secretary