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|  | **Skyland General Improvement District****Board of Trustees** | John Peel, *Chair*Barbara Klein, *Vice Chair*Cathy Gibb, *Treasurer*Susie Petrizzio, *Secretary*Bob Senna *Trustee***Website**: [**http://skylandgid.com**](http://skylandgid.com) |

**SKYLAND GENERAL IMPROVEMENT DISTRICT**

**Meeting Minutes for**

**August 9, 2017**

**Zephyr Cove Public Library**

**Meeting was called to order at 3:00pm**

Quorum was established – Trustees present, Peel, Klein, Gibb, Senna, Petrizzio

**PUBLIC FORUM: PUBLIC FORUM: (**Ms. Story discussed a drain that overflowed on the east side of Lynn Road after our recent flash flood dated 8/6/2017). Peel checked this drain the following morning on 8/7/2017 and dug out the debris. (Ms. Lorio read from our Skyland GID website under tab “Skyland GID” the Nevada General Improvement District Law Douglas County Bill and Ordinance #135 pursuant to Nevada revised statute (NRS) 310.010 dated May 8, 1964, which states the GID’s responsibilities). This can be found at: [www.skylandgid.com](http://www.skylandgid.com)

 (Mr. Lorio commented that the recent flash flood has been the third he has seen since moving to Skyland in 2010. He stated these flash floods are not outlier’s but a statistical pattern). Different residents who did not name themselves stated that August 6, 2017 is the second time they have ever seen the level of flooding happen after living in Skyland for over 41 years. Another resident stated she had seen it happen five times. (Mr. Saeger believes the weather is getting worse and we will have more flash flooding. Mr. Saeger continued with discussing the condition of the house at 1096 Deercliff, camping on the front yard; he has spoken with different agencies about this but to no avail and wants to know if there is anything we can do about this? He also commented on the road noise after the trees along Myron Drive have been cut). Next a discussion ensued. Mr. Lorio re-read Nevada revised statute (NRS) 310.010 Ordinance #135 citing GID responsibilities. (Petrizzio, read the GID responsibilities from the revised GID Operations Manual which contains GID’s bylaws and amending the bylaws). There are noted discrepancies between these two written documents. The Skyland GID bylaws can be found at [www.skylandgid.com](http://www.skylandgid.com) .

(Gibb commented that under Public Forum all we can do is read from the documents that exist, we are not going to be able to say right now which documents to go by till we thoroughly read both. Gibb did state that the GID cannot revise a Nevada State statute but we can change our Bylaws).

**ACTION ITEMS:**

**A:** Motion was made by Senna to approve June 7, 2017 but was interrupted by Mr. Brooks who questioned Item B of the preliminary minutes via email June 12, 2017 to Petrizzio and Peel. They were in fact not correct and Petrizzio apologized. (Gibb realized they were not correct and the preliminary minutes were updated and re-sent out prior to the August 9, 2017 meeting where they were approved). (Senna made motion to approve the June 7, 2017 minutes with the change that Gibb remained silent. Minutes approved by Petrizzio, Klein, Peel and Senna).

**B.** Gibb has two documents for the Treasurer’s report, one is the reconciliation report that we get monthly from our accountant. The June 30, 2017 balance in our checking account is $173,863.11 which is the end of our fiscal year. The second is the balance sheet as of June 30, 2017, with our assets and liabilities totaling $432,986.22. (Peel made a motion to approve the treasurer’s report as read, Senna asked all in favor and the motion was approved by all).

**C.** Gibb was notified on August 4, 2017 by Fidelity that one of our two cd’s for $110,000 matures on August 31, 2017. As of August 2016 we have one (1 year) cd for $110,000 and another $110,000 cd for 2 years. Gibb and Senna will investigate the best way to invest the matured cd, whether that be a 6 month cd or a more liquid money market. They will shop for the best interest rate. (Peel made the motion to not role over the maturing $110,000 cd, Klein second the motion and all approved).

D. (Petrizzio made a motion to pay Tahoe Douglas Fire Protection District Zephyr Cove Crew half of their $4,000 bill as a good faith measure, which is $2,000. This crew did the chipping of the logs from the trees that NV Energy cut along Myron Dr). (Klein second the motion and all approved). During this Action Item/Motion there was another discussion by the residents as to how this tree cutting project was handled by the board. (Mr. Brooks again brought to attention the email he sent to Peel and Petrizzio regarding clarification on the motion to remove the trees posted in the preliminary minutes as he believed the preliminary minutes were inaccurate the way they were written in regards to coordinating the tree removal with the fence project. Mr. Brooks said, “Susie sent an email back that said I was dead wrong”.)

**Please see Exhibit A,** the email Mr. Brook’s is referencing

Ms. Robertson requested the following to be noted in the minutes: John Peel signed a disclosure agreement through Ann Grant with NV Energy on 7/14/17, the fence committee meeting was on 7/27/17 at 5:30. Five days later the trees were removed and the only other thing I would like to state for the public record, Connie Robertson, is I believe the GID miss uses their authority in voting for and approving projects of this magnitude without more thorough communication to the Skyland residents). (Mr. Brooks supplied a petition of 16 names of residents to the Skyland GID to add to the meeting minutes, “that supports a replacement fence design which will provide a solid barrier to the Skyland neighborhood as we have today.” Mr. Brooks continued to ask what efforts were made by the board to coordinate the tree removal with the fence project and is it documented?) (Petrizzio responded that we acted quickly because to our understanding the NV Energy employee is retiring soon who made the offer to cut the trees down at their cost. In trying to coordinate their offer with R.O. Anderson and the fence project, the board felt we needed to accept NV Energy’s timeline as the motion to cut the trees passed at the June 7th meeting.) (Gibb cited, we had a discussion with the 18 people at the June 7th meeting back and forth for 30 minutes to an hour as to whether we should cut the trees or not and a motion was made to remove the trees and we all thought up here that it was in the long term vision the best thing to do to be able to plant new trees and new vegetation with our fence project. Gibb made the motion to try to coordinate it, that we would try to do that. Gibb stated that personally and maybe this is my fault, knew that Ann was the person that was coordinating it and she had communications with us and it happened two months later not two weeks later.) (Ms. Robertson asked Gibb if her communications with Ann were written or verbal?) (Gibb responded that they were verbal casual conversations. Gibb continued with shame on us for not appointing a GID Trustee to oversee the tree removal project. Gibb is personally disheartened to find out that there are people along Myron Drive who did not know about the tree removal. Emails were sent, notices were posted but obviously now that is not good enough on a project like this to rely on the outgoing email only.) (Ms. Lorio read the following email to all and said it was not clear; she thought they were pruning the trees not cutting them:) **Please see Exhibit B.**

E. Peel advised that NDOT did not pay the claim we submitted to them for damage that they did to the fence and lighting due to depreciation of the fence and lighting. The claim denial letter is dated June 15, 2017. Our insurance company has given us two checks for the damage, one for $2360 and the other for $585.

F. Senna explained the three concepts that R.O. Anderson has given the fence committee. He also explained that R.O. Anderson’s proposal is in stages and the Skyland GID can opt out of this contract at any time without penalty. (Ms. Meyer, a resident requested that we inform R.O. Anderson to consider three very important items into the fence. One, the car issue going through the wall, sound and aesthetics. And that the board over-communicate to the residents all progress and aspects of this project as it progresses.) (Senna also advised that before any plans will be finalized a survey will be sent out to each resident with options and cost of each option for the resident to vote on. There will also be open meetings of the fence committee posted on our website during the entire process for residents’/property owners to attend.) Gibb made a motion to pay R.O. Anderson’s bill of $1,650 which is 82.5% complete of contract work done of conceptual simulations by R.O. Anderson; Petrizzio second the motion and all approved.

G. Petrizzio and Gibb are going to develop email guidelines to bring back to the board for review at the next meeting to add to the bylaws.

H. (Gibb started with reviewing the history of Mr. Sehnal’s claim; stating that once last year and once the year before we have discussed this issue. Gibb’s recollection is that Mr. Sehnal had a claim for monetary damages and to raise his curb. So we, the board as part of our insurance policy have the right to have a lawyer so we sent Mr. Sehnal’s claim to our insurance pool of lawyers for analysis. The analysis came back and we acted on that.) (Mr. Lorio made a statement that he does not believe it should be the responsibility of the homeowner to bring this to the boards attention. If you look at this with the pictures being taken it is rather embarrassing.) (Ms. Lorio restated the Nevada statute/ordinance #135 that the GID is responsible for the roads and the gutters. She continued with living across the street from Josef all the water collects all the way through the neighborhood down Myron all the way down and through his yard and it’s ridiculous. It’s like a river and if you raised his curb it would go into a drain where it is supposed to be going instead of going into his yard into a pumping station and overflowing and possibly going into our beautiful lake.) (Mr. Sehnal brought up that Susie has smeared his name with the minutes and with Douglas County.) (Petrizzio corrected the preliminary minutes from September 15, 2016 before they were approved on September 15, 2016 that Mr. Sehnal is referring to and called Douglas County to clarify an email sent to them.) No motion was made but Senna advised Mr. Sehnal that the board has agreed to get quotes from contractors to raise his curb.

I. Peel advised that we need to set standard beach rules and distances for boats and motorized watercraft away from our Skyland beach shoreline to protect people/children swimming and paddle boarding. We tabled this discussion to address at another meeting.

J. Petrizzio made a motion to start looking into hiring security for our Skyland entrance and possibly at our beach for 4th of July 2018. We researched too late this year for security and none was available. Senna second the motion and it was approved by all.

**DISCUSSION TOPICS**:

K. The website is up and running; [www.skylandgid.com](http://www.skylandgid.com)

L. Gibb stated that we hired an engineer/Ken Henderson to review the county’s preliminary engineering report on maintenance and possible replacement of the water pipes in Skyland. The county’s report is approximately 150 pages long and we particularly wanted to look at the cost associated with replacing the pipes. At one of the county’s public meetings this year on this topic the county was stating a cost of around 12 million for this project. In Mr. Henderson’s report he was able to identify 5.5 to 6.5 million dollars in savings if we don’t put in the type or width of pipe the county is recommending to use. We will make copies of this report for any resident who requests one. (Senna asked if the county does all this work, do we, the residents, pay for it?) There was a collective response that it will reflect in our water bill. It’s possible the county can obtain a grant to pay for this. (Dennis Berry said he will let Petrizzio know of upcoming county meetings on this topic and we can email out the location, times and dates as well as post on our website.) (Klein would like to know the timeline the county is proposing for this project). An unnamed resident commented that it is not a matter of the condition of the existing water pipes but their efficiency. When they were initially put in, the developer put in just enough to sell the lots. We don’t have sufficient flow for fires. That is the pressure point on the county to redo everything. (Peel asked what we should do with the report, should we give it to the county?) (Gibb responded that due to the time being 5:20pm lets table this till the next meeting.)

M. Senna advised that an emergency exit will be incorporated to some degree with the fence project. The additional exit is in the plans with R.O. Anderson.

N. Petrizzio wants to know how the community feels about having id cards, stickers and/or some kind of enforcement for the Skyland private beach? One resident commented that she would like some sort of enforcement. (Senna commented that we have to have consequences.) (Gibb commented that non-property owners and non-residents are trespasser’s and we have the authority to call the Sheriff.) (Peel commented that he has approached people on the beach to ask them if they live or are renting in Skyland and the non-residents/renters usually would pack up and leave.) (Senna stated that we are looking for input for a decent way to police our beach.) The idea that garnered the most support was for each resident and/or Skyland renter to have a visible tag on one of their beach items whether it be their chair, towel etc.

O. Attached please find

**ADJOURMENT**: Gibb moved that we adjourn, Petrizzio second and all agreed. Meeting adjourned at 6:00pm

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**EXHIBIT A:**

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| **Susie Petrizzio <susiep38@gmail.com>** |

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Gentleman,

I have the tape recording of the meeting minutes and I listened to it twice.  Different comments were made throughout the 45 minute discussion on the trees being cut by Gibb and other board members. Comments from we will do our best to coordinate the landscaping plans with the trees being cut but NV Energy is time sensitive and we might not be able to do so etc.

I will listen a third time but the motion was made to cut the trees, I second the motion and it passed. There is no specific verbiage stating we would not cut the trees without having landscape plans first.

We cannot make that promise because NV Energies timeline is out of our control. We are committed to make this area very nice as this not only impacts the residents on Myron but the entire community.

This is not just a Myron street issue, it's a Skyland community issue and there is more involved than a visual look.  The GID is fiscally responsible to spend or not spend the community's money responsibly. This is a minimum of $31,200 saving by utilizing NV Energy's offer.

Lastly, the minutes are not approved till the next meeting, if an addendum needs to be made it will be made at that time.

*This email was copied and pasted from the original.*

**Exhibit B:**

**Myron Drive Treeing Cutting to begin Monday July 31st**

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| **Susie Petrizzio <gidskyland@gmail.com>** |

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To:  All Skyland Residents and Property Owners

Please be advised that starting Monday July 31st the tree cutting project along Myron Drive that NV Energy is paying for will begin.  Please know the Fence and Entryway committee is working diligently with R.O. Anderson to confirm plans that include landscaping for this entire area.

Below is an outlay from Ann Grant detailing the tree cutting project that will begin next Monday.

"Our plan is to have at least 1; 2-man bucket truck crew begin work on MON 7/31 to start all the pruning work (20 pruning units) – Asplundh will chip any debris they generate on MON. Hopefully all pruning work will be completed that day.

On TUE 8/1 - 1; 2-man bucket and 1; 2-man manual crew will begin clearing limbs from all wires present and set ropes. The manual crew will follow the bucket crew and fell the trees."

"Ann Grant has arranged for NDF fire crews to be present on TUE 8/1 to process all limb and log debris from the felling operation. Due to the magnitude of 105 removals I anticipate that the felling work will take 2 to 3 days to complete. I hope that all work will be completed by THU 8/3 at close-of-business.'

Regards,

Skyland GID and Ann Grant

*This email was copied and pasted from the original*