



## **Skyland General Improvement District Board of Trustees**

Cathy Gibb, *Chair*  
David Nyre, *Secretary*  
Larry Sidney, *Trustee*  
John Peel, *Treasurer*  
Kevin Lavo, *Trustee*

Website:  
<http://www.skylandgid.org>

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### **SKYLAND GENERAL IMPROVEMENT DISTRICT Board of Trustees**

**Meeting Minutes for February 19, 2020**

**Douglas County Fire Department, Roundhill**

**Chair Gibb called the meeting to order at 4:00 pm**

Quorum was established – Trustees present: Gibb, Peel, Nyre, Lavo, Sydney

Meeting was attended by 17 interested persons (non-trustees). List attached. Guests in attendance: None

**PUBLIC FORUM:** Dennis Berry offered comments on the proposed Fence project. Dennis has been investigating other sources of fence funding and whether the proposed berm could be built to the same level as Hwy 50. Mr. Berry contacted “some politicians” who referred him to an agency to discuss it. He provided an argument as to potential benefits of doing so. Mr. Berry proposes that someone else build the berm and states he believes the cost would be ½. Mr. Berry stated that agency head told him it would be a “no brainer”. He also stated that the same individual told him the probability of it actually happening is “good”. Timing of the project is the problem but could provide Dennis some answer in a month or so. Mr. Berry refused to provide the name of the agency or the name of the individual he talked to. Mr. Berry requested permission from the board to continue to pursue his proposal; Gibb stated that the Board could take no action per the rules.

#### **ACTION ITEMS:**

- A. Approval of the minutes from the Oct. 1st, 2019 meeting was passed 5-0.
- B. John Peel presented the Treasurers report and commented on the Expenses and Income and Balance Sheet to date (FY). Peel also noted the amount of savings on hand (\$188,513; Checking) as well as the CD's (\$229,382; Fidelity) and when they require renewal (or not). Peel noted that 1 CD is maturing March 9<sup>th</sup>. Fidelity recommended keeping the funds liquid for potential use on the fence project. Nyre asked what the asset was valued at \$40K and what the depreciation amount and

schedule was. It was determined that the “fence” was annotated with that value. Nyre questioned the valuation of the “fence” asset, Gibb stated the depreciation amount was “very small”, per the accountant. Nyre noted that a new fence would likely be valued at the total installation cost and result in a much higher depreciation amount that would come directly out of the budget with potentially negative effects when coupled with loan payments for the fence. Peel summarized FY expenses to date and sources of income. Gibb summarized the report. Sidney asked about the snow removal amount and what was typical. Nyre and Peel noted that it could potentially be much higher in a “bad” year. Nyre reiterated that the impact of a new asset (fence) could negatively impact cash flow, particularly on a bad snow year. Gibb dismissed this as speculative and suggested the accountant look into it. No public comments were offered. Treasurer’s report was approved 5-0. Gibb proposed to add the CD maturity question to the next agenda.

- C. Petition for tax exemption was discussed. Gibb noted this was an action taken every year based on the GID’s financial circumstances. Peel moved to approve the Petition and Resolution for Exemption and was seconded. The Motion to Petition for Tax Exemption passed 5-0. Sidney questioned whether the fence project would impact the filing of this petition and whether there would be any penalty for a change in financial position due to a large expenditure in the 20-21 FY. Gibb stated there would be no penalty but we would have to promptly notify the agency. Splitting the expenditure over 2 FY is one possible approach to avoid this situation. A large expenditure over \$300K in a single FY would violate the exemption and result in an audit at an approximate cost of about \$10K. Public comment: John Singlaub asked when the last time the GID had an audit and no one on the board could remember exactly when. He was suggested that doing an audit would be prudent based on his experience.
- D. Nyre provided an update on the fence project. NDOT provided comments to the Pre-Permit application (see attached) which did not appear consistent with the plans and prior commentary. Nyre noted that ROA believed NDOT used an obsolete plan on which to base their comments. Nyre requested ROA develop a formal draft Permit application and address any clarification and corrections as a part of that permit application in order to push the process along faster. Nyre also noted that ROA provided a draft RFP document for review and editing (287 pages). Nyre presented information from ROA based on communications with 3 potential bidders including ROM (Rough Order of Magnitude) cost, conditions and visual concepts. It was noted that none of the potential bidders appeared willing to serve as a general contractor and only wanted responsibility for building the fence itself. Nyre noted again that having to hire a general contractor could potentially increase the cost 15-20%. Nyre requested ROA provide a list of qualified contractors doing similar work in the area. Details of the ROA provided information are attached. A motion as proposed and approved to try to expedite approvals wherever possible. Lavo asked what we might do to remove the existing fence sooner. Gibb suggested that residents would want to be notified and would expect discussion on this topic in a future meeting. Sidney asked whether seeking historical designation might be pursued in the interest of getting funding. Residents and other board members strongly cautioned against doing this. **Public**

**comment:** Bob Stern commented on fence materials and existing fence removal and was against removing it too early. Dennis Berry commented on installation of new fence posts. Roxanne Stern asked what the budget was for the Fence and where the money was coming from. Bob Stern asked what it would take to gain USDA loan approval. Gibb answered these questions. Peel solicited donations for the fence. Gibb summarized the discussion. Peel mentioned the potential to just install landscaping instead of a fence. Nyre mentioned that this could be a fallback option. Another resident suggested pushing the permit process to completion before going out for bid then doing change orders as necessary. A motion was passed to authorize Nyre to use all reasonable measures to expedite the permit process.

- E. Peel discussed the potential to repair the pavement around the entrance. Peel requested ROM's for repair of approximately 6000 sf. asphalt, potentially as part of the new pavement required for the new emergency exit. Peel received bids of approximately \$48K. Peel then suggested this be tabled for the future. Bob Stern suggested a better price should be available.
- F. Election of new officers for the next year was performed. Motions were proposed and approved 5-0 for the following officers:

- President – Lavo
- VP – Gibb
- Trustee – Sydney
- Peel – Treasurer
- Nyre – Secretary

Roxanne stern asked what the process for new elections (November) was. Gibb explained and took an action to determine the number and specifics of expiring board positions.

- G. Appointment of committee chairs was performed with the results as follows:

- Beach – Lavo (Peel)
- Landscaping – Peel (Lavo)
- Snow Removal - Nyre (Sidney)
- Road Maintenance and Drainage – Lavo
- Fence & Lighting Maintenance – Nyre
- Neighborhood Watch – Grant (Lavo)
- Website – Sidney
- By-laws - Gibb
- Fence & Entry Reconstruction – Nyre (Peel)
- Water – Gibb (Berry)
- Email database – Lavo (Grant)

Lavo offered to draft an email to go out requesting volunteers with relevant expertise for the committees. The same request will appear on the website.

- H. Request for a trustee to contact USFS requesting info on future plans for the Dreyfus property was discussed. A resident previously made some queries on this topic and

was told the USFS has no money and therefore no near term plans for the property or remaining buildings.

- I. OML Complaint was discussed: Gibb read the OML complaint out loud as well as the response from the State of Nevada (which the Board was required to do). Nyre and others were still confused at the basis for the finding since it did not appear to be clearly stated. Dennis Berry made a comment that he was the person filing the complaint and his rationale for doing so, which was apparently due to his belief that certain cost information was not provided to the Board (which is different from that stated in the complaint) The supposition was that the full Board did not receive ALL information gathered in the committee meetings and that the committee “deliberated” in a “non-public meeting”. Nyre stated that based on listening to the Audio recordings of past meetings, all information was made available to the board and based on that information, recommendations were made, mostly based on the surveys done by the board to the entire neighborhood. Mr. Berry also stated that his complaint was also based on the hiring of RO Anderson and the information provided by them and the belief that their information was either incorrect or incomplete. Others noted that the iterative nature of the process would require multiple iterations and information would be obtained and refined over a period of time. Gibb noted that regardless of the source(s), she felt the Board received all information and did ask for recommendations based on that information. Gibb summarized that going forward that any committee working such a large task, should follow the same rules as the full Board going forward. Some members of the audience appeared to disagree with the States conclusions in that discussion and iteration of information and data are necessary actions to be performed by any committee. A motion was made to draft a response to the state stating our compliance and actions going forward. Motion was seconded and approved 5-0.
- J. Elimination of Fence committee was discussed: It was noted that in the near term there was nothing for the committee to do at this point since there was a specific concept being pursued. Some people had different opinions on the topic. It was also noted that the Fence committee was put on hiatus already in the October 2019 meeting. A motion was made to cease action by the committee until further notice. Motion was passed with 4 approvals and 1 abstention.

Discussion Items: Budget planning and submittal by the May deadline. Committee reports:

Beach: Lavo reported that a discussion with a Co. Commissioner indicated that he believed that GID's can establish their own rules for their neighborhood. Nyre asked for and Lavo is pursuing a written response.

Snow Removal: all was going well.

Road maintenance: None

Fence Committee: waiting on draft reply to NDOT initial permit review comments, updated cost information, Draft permit application and expected fees.

Neighborhood Watch: None

**No additional reports given. The next meeting date was tentatively set as 3/26/20**

**ADJOURNMENT at 6:24 PM**