



Skyland General Improvement District
Board of Trustees
DRAFT- Meeting Notes

Larry Sidney, President/Chair
Jon Herwig, Vice-President
Richard Nice, Treasurer
Cindy Richter, Secretary, Dana Engelkirk, Trustee

Notice of Public Meeting Wednesday, July 28, 2021, 4:00pm
*This meeting will be held **in-person** at the Douglas County Fire District Station 23, 193 Elks Point Rd.*

COVID restrictions are in effect as per Douglas County and the facility. All unvaccinated attendees are required to wear masks, and masks shall be optional for all vaccinated attendees.

Pursuant to Section #241 of the NRS and laws of Nevada, the Skyland General Improvement District notifies all parties that the Board of Trustees will conduct business of the District at the above time and place. Items may not be heard in the order they are listed, items may be removed or delayed at any time, and two or more items may be combined for consideration.

4:00pm President Sidney called the meeting to order . Video and audio recordings started.

Roll Call, Quorum Established, Board members present are Sidney, Herwig, Nice, Engelkirk & Richter

PUBLIC FORUM: Any person wishing to address the Board on items of interest not listed on the agenda may do so at this time. It is requested comments be limited to three minutes since no action may be taken by the Board on items addressed under Public Forum. Public comment on agenda items will be invited at the time action items are considered, before action is taken.

1. ACTION ITEMS:

- A. Discussion and possible approval of June 30, 2021 meeting minutes. Herwig made motion to approve and Richter seconded. 4 members voted to approve.
 - B. Discussion and possible action on Skyland fence project.
- President Sidney did an overview of the current request for feedback. All 4 options received more than 20% support. No option was over 31%. Not a lot of consensus in the neighborhood.
 - A yellow flyer was passed around the room from 119 Ponderosa Drive regarding his recommendation for the fence.
 - 1011 Skyland Drive, Sheila Messini, suggests that information should be sent to every house not just put on the GID web site.

- Board chair Sidney clarified that tonight's decision was for the general direction to move forward. We will not be deciding on specifics such as lighting design. All options have a requirement for an emergency exit at a cost of approximately \$100,000. There is also \$100,000 represented for landscaping in the proposed budget
- Trustee Herwig thanked everyone for attending. He appreciates all of the input from the community.
- Larry Lewin 119 Ponderosa Drive, he has spoken to 60 members of the community. His recommendation is to keep the fence as it is and just clean it up. He is willing to pay for bids on the required repairs. He doesn't feel this board or previous boards have done a good job.
- 124 Ponderosa, Fred Dewart passed around a document of his suggestions. Does not feel repairing the current fence would cost much including the pillars.
- 1055 Skyland, Rick Lorio, he agrees with the 2 previous speakers. He supports pricing out repairing the current fence.
- 1011 Skyland Dr, Sheila Messini is asking about our current finances. She wants clarification on what amount we will need to finance before she can vote. How many bids have we gotten?
- Trustee Herwig explains that we do not currently have bids. He did an overview of the regulations in place as to how the GID may procure bids.
- 1011 Skyland Dr. - she wants to keep the historical look. She also said she spoke with a representative from NDOT who recommended keeping the fence similar as it is today.
- President Sidney addressed the liability issue regarding an accident and that we have \$10 million dollar policy for a single occurrence. We can discuss in the future if the community feels we need more coverage.
- Kathy Gibb, she is in favor of the concrete fence as it meets the requirements that the community sent forward. Clearly the downside is the cost. She feels we should do a formal vote to see if the community is willing to vote for an additional tax. She feels there will be costs every year to maintain the fence that we don't know what the amount will be.
- 1072 Myron Dr, Greg Brooks, asking about the Ad Valorem tax that was passed in 1986.
- Trustee Herwig did a quick overview of how Douglas County has reduced the tax over the years and how we cannot increase the Ad Valorem greater than 3% per year which affects how much money we collect.
- 1055 Skyland Dr, Marie Lorio, commented on the renderings on the web site and how they do not coordinate with the front entrance. She also clarified that repairing the current fence would actually be replacing all of the wood.
- 124 Ponderosa, he feels we only need to replace the missing or damaged wood. We could keep the rest in place. Until we decide exactly what we want to do we cannot get a cost estimate.
- President Sidney asked John Herwig to speak about the pillars.

- Trustee Herwig reviewed that the GID had a structural engineer look at the pillars a few years ago and there is a significant number that have stability problems. They are hollow and do not have rebar in them. Engineer recommended we demolish them and start over again but if we wanted to use them we would need to do a study to inspect each pillar. The engineer did not give a number of how many have problems.
- 119 Ponderosa, Larry Lewin, he commented that we do not need approval to just fix up the fence. This board is doing the same thing as previous boards.
- President Sidney clarified that Larry Lewin is asking if we can just repair the fence now and work on replacement in the future.
- 119 Ponderosa, Larry Lewin, feels we are going nowhere and the direction the board is taking will not work. Questioning why the fence wasn't repaired with insurance money.
- Kathy Gibb commented that the board received \$16,000 and the board decided not to spend the insurance money
- 1014 Skyland Dr, Tony Nicolletti, he took his level and looked at all of the 88 pillars and felt there are only 4 of 88 that appear to need to be repaired. He recommends pressure washing all of the pillars and then hiring someone to repair them. Caps can be wire brushed and painted. If this fence was on your property would you tear it down or replace it?
- Andy Geist, Is the emergency exit on all of these options and will it be a second entrance?
- Trustee Herwig, the emergency exit is for fire department use only or for access for an evacuation.
- 193 Carson Dr, John Adams, is there a plan for a sound barrier?
- Trustee Herwig responded that the TRPA will not allow us to have anything higher than 6 feet and thus the barrier will not be high enough to reduce the noise in any significant way.
- 193 Carson Dr. Feels that removing the trees affected the sound
- Trustee Herwig discussed putting a berm in would increase our costs and it wouldn't create any noise reduction do to the
- Ray Way, Silvana Borselli, asked if anyone has asked the residents who live on Myron Dr. what they prefer. She feels if we increase the height of the fence it will help with the sound.
- Trustee Herwig clarified that none of the options available to us will affect the sound per a sound engineer.
- 1014 Skyland, Tony Nicoletti commented that a rigid fence would be affected by earthquakes. He recommends a flexible type fence.
- Trustee Herwig said that the concrete designer has taken that into consideration
- President Sidney thanked Mr. Nicoletti for his expert advice and commented that a wood fence could also be destroyed by fire
- 1055 Skyland Dr, Marie Lorio commented that we would not lose the fence to fire

- 1055 Skyland Dr, Rick Lorio commented that refurbishing the current fence would be the least expensive option. He is requesting that the board do a vote to get quotes on fixing the current fence.
- Golden Mantle, David Nyre, wants to remind the community that we have been discussing a concrete option because this is what the community voted on as their preference. It was done through a formal survey. He reiterated that the landscaping has been thoroughly researched to take into consideration how high trees will grow and if plants are drought resistant and fire resistant. This was researched with TRPA and RO Anderson.
- Trustee Herwig commented that there is a landscaping plan in the concrete option that can be used with any of the other options.
- David Nyre did an overview of the types of plants picked and how they will grow full not high,
- 1080 Myron Dr, Michelle Saeger, asking about the fence stopping at Deer Cliff Dr and how there will no longer be a barrier for the last 2 homes on Myron Dr. She says in 5 years 3 cars have gone through the fence. Pedestrians do come in through the north end of Myron Dr.
- Myron Dr, Monica Young, asking if we could do landscaping now instead of waiting for the fence repair/replacement. TRPA plans on putting a bike path through skyland. Some residents are saying it was voted down, others state it is undecided currently.
- President Sidney commented that he has spoken to representatives from NV Energy and if they had to remove the fence for one of their projects, NV Energy would replace it.
- 72 Skyland Ct, commented on the tall trees in the renderings online. Asking if there has been consideration to put the power lines underground.
- President Sidney states that NV Energy has no plans to currently do that. It could cost millions of dollars to place power lines underground.
- Attendee is asking for clarification on the USDA loan
- Trustee Herwig commented that the USDA is very interested in working with us and their current interest rate is 2.1% and he feels this is a good time to get a loan. They will be going to new rates after August 16, 2021. Our accountant Scott Fields submitted information to the USDA regarding the GID's income. They have tentatively approved the GID for a 30 year loan. A combination of the GID savings and a USDA loan would allow us to do several of the options without doing an Ad Valorem tax increase. Options 2, 3, & 4 could be done with current savings and a loan.
- Golden Mantle, Janine Nyre, does not feel that the current fence has historical value. She prefers the quick option of vegetation
- Myron Dr, Greg Attendee responded that he didn't feel a vegetative barrier was a good option due to potential damage from snow plows.
- Deer Cliff, asked what our next steps would be since there isn't a consensus on which option is best.

- President Sidney stated our goal today is to make a decision on one of the options so we can move forward with bids and specifics. We don't want to keep discussing the same thing for the next 3 years
- 1041 Lynn Way, Tom Karlo, says he gave his option 5 years ago and he is here to remind the board that they will never get agreement and consensus. He is asking the board to make a decision to go forward with what would be best for the community. We shouldn't pick an option that just kicks it down the road. He likes option 1 but doesn't feel we should do an Ad Valorem tax for one item. We should consider only doing that when we have a master plan and know what other projects we may need to do in the future. Please make a decision.
- 1011 Skyland Dr, Sheila thinks lights at the entrance should be taller than the rest. She says some homeowners are willing to donate trees. Doesn't understand how we can vote when we don't have a specific costs.
- Trustee Herwig commented that we do have cost "estimates" for each option but cannot get specific bids until we decide on which design we are going with.
- 1055 Skyland, Rick Lorio, clarified that option 1, concrete fence would require us to do an Ad Valorem vote and would delay the fence too long. Feels option 2 & 4 are similar.
- Attendee is asking what the consensus is for Myron residents for which option they prefer
- President Sidney read through the email responses from Myron addresses, option 1 (4), option 2 (3), option 3 (2), option 4 (1) undecided (2). A few people did indicate a preference to have the fence go to the end of Myron Dr.
- 198 Ray Way, Silvana Borselli said she has lived here 48 years and no one has ever asked her what option she preferred
- President Sidney asked her "Which option do you prefer"?
- 1020 Skyland, John Engelkirk, he thinks the prices are very high and would like us to refurbish what is there.
- Nyre commented that as a government agency we have to pay the going rate
- Tony Nicolletti Recommends keeping the design the same for consistency with the fence going down Tahoe Dr
- President Sidney asked for comments from the board
- Trustee Engelkirk feels we need to take into consideration future owners taking on the fiscal responsibility of our decision
- Trustee Nice has a background in finance and knows that we cannot get real numbers until we decide what option to move forward with. He is concerned about infrastructure needs in the future. Not sure it is the right thing to pick the most expensive option.
- Trustee Richter commented that she understands why it has taken so long due to the many opinions. She feels we should take into consideration the people that live on Myron. Wants us to consider future infrastructure

- Trustee Herwig feels we need to make a decision today. Stamped concrete is very expensive and concerned about having to go for an Ad Valorem tax and the cost and time associated with it and doesn't want us to miss another building season. He likes the history of the brick pillars but is concerned about the condition of them and what it would take to inspect them and get cost estimates. He thinks option #2 meets the boards previous budget recommendation and also provides a physical barrier for our community.
- President Sidney stated that his opinion of the best option has evolved. His 3 closest friends in the neighborhood have all picked different options. We need to take a vote but if nothing gets at least 3 votes we will do a second vote after eliminating the one with the least number of votes.
- Roll Call of Votes from board members- Engelkirk voted option #2, Nice voted option #2, Sidney voted option #2, Herwig voted option #2, Richter voted option #2

MOTION TO ADOPT OPTION #2 REMOVE AND REPLACE WOOD FENCE MADE BY TRUSTEE ENGELKIRK, SECONDED BY TRUSTEE NICE, UNANIMOUSLY APPROVED

-John Peel commented that a good place to end the fence would be where the power lines head west down Myron due to a drainage issue.

-President Sidney suggested we get an updated bid to extend the fence

2. DISCUSSION ITEMS:

A. Skyland parking issues and needs.

- President Sidney stated that he pulled the parking statutes from Douglas County due to a party bus being parked on Skyland Drive several times. He stated that large items such as boats, RV's etc. are supposed to only be on the street for 48 hours and then must be moved. We are still having parking issues near the beach and need to continue to look for ways to resolve those problems.
- Trustee Nice commented that the Emergency turnaround at the south end of Skyland Drive is getting blocked frequently as well
- Cathy Gibb asked if we could get the Fire Department to put up a sign to not block the turnaround.
- President Sidney asked for suggestions regarding dealing with the parking issues near the beach
- Cathy Gibb asked where the no parking signs at the beach went.
- Trustee Herwig stated the Sewer District made us remove them because they didn't feel Skyland could limit parking on spots owned by the sewer district.

B. Scheduling of Treasurer's reports.

- President Sidney recommended that we get regular Treasurer Reports
- Treasurer Nice recommended that we ask for quarterly reports from our accountant.

- Trustee Herwig did an overview of the next steps for the fence project.
 - Get an updated rendering from RO Anderson
 - Get the application into the USDA
 - Designs will be sent to permitting
 - Possibly go to procurement in November
 - Possibly have bids for the project by January
 - Would like to start project in May

C. COMMITTEE INFORMATIONAL REPORTS:

Nothing to report

Establishment of next meeting- President Sidney recommended a regular scheduling of meetings on the last Wednesday of each month and special meetings can be scheduled as needed. Next meeting to be August 25, 2021

Meeting adjourned