



**Skyland General Improvement District  
Board of Trustees  
DRAFT Meeting Minutes**

Larry Sidney, President

Jon Herwig, Vice-President

Richard Nice, Treasurer

Cindy Richter, Secretary

Dana Engelkirk, Trustee

Notice of Public Meeting Wednesday, March 23, 2022, 4:00pm

*This meeting will be held electronically using **Zoom**. Any member of the public is welcome to join the meeting using a computer, tablet or smartphone by going to*

Time: Mar 23, 2022 04:00 PM Pacific Time (US and Canada)

<https://us06web.zoom.us/j/83873240246?pwd=L0E4UkZlM1BocndKSW8rYytVMW0rZz09>

Meeting ID: 838 7324 0246

Passcode: 696964

One tap mobile

+16699006833,,83873240246# US (San Jose)

Dial by your location

+1 669 900 6833 US (San Jose)

- 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.
  
- Roll Call- Herwig, Sidney are present, Engelkirk, Nice, Richter Absent- Quorum not established.

**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.

-Greg Brooks 1072 Myron Drive, states there are neighbors that want to participate in these meeting but don't do zoom. They would like to know when we will be returning to in person meetings.

-John Herwig agrees with Greg Brooks and thinks we need to go back to in person meetings.

-President Sidney agrees as well since the mask mandates have been lifted. He is doing another roll call to establish a quorum.

-VP Herwig feels he should go ahead and do a fence update since we aren't voting on anything.

-VP Herwig-We continue to work with USDA in Carson City. They are forwarding our loan application for final approval by the end of the week. It looks like it is going well. Permitting update, the fire department has approved our application, Douglas County has provided some comments, those comments have been incorporated into the design process. Douglas County will not do any further work until the TRPA gives their approval. NDOT requested additional information and that has been provided. The bad news is that the TRPA informed us last week that it will take them approx. 100 days for their review process if we go through the normal procedures. That is not going to work well with our desire to get this project started by early May. The TRPA does have a third party review program where for additional money a third party can do the review of our permit and it would be done on an expedited basis. We don't know the cost or timeframe for this but he has seen from other projects that it saves a significant amount of time, at a cost.

We have asked the TRPA to put us in that program. We should know the cost and timeline in about a week. On the contractor procurement side, we are close to finishing the revisions to the project manual, the project manual is basically the instructions for bidding and the specifications the actual contract they will be signing. It is close to being completed. Given the issues for permitting he recommends we move forward now for contractor procurement and not wait for the TRPA to approve the project. If we wait until TRPA approval it would set us too far back in the process. We are confident that we have done enough with all of the regulatory agencies, and our project is relatively simple, so there should not be a lot of issues. He feels we can keep the project on track by early May.

-President Sidney states trustee Richter is now on the call. Quorum has been established.

-VP Herwig states the USDA is doing their final review and they will forward it to the Washington main office for final approval at the end of the week. He will reach out to our local contact for a timeline.

-President Sidney asked if anyone has a question. None asked. He thanked Jon for all of his work on this project.

### **1. ACTION ITEMS:**

#### **A. Discussion and possible approval of February 10, 2022 meeting minutes.**

-President Sidney asked if there is any discussion. None noted

-VP Herwig made a motion to approve the February 10, 2022 meeting minutes as final. Sidney seconded. Herwig, Richter, Sidney voted yes. Minutes approved.

#### **B. Discussion and possible approval of March 10, 2022 meeting minutes.**

-VP Herwig made a motion to approve as final the March 10, 2022 meeting minutes. Herwig, Sidney, Richter voted yes. Minutes approved.

#### **C. Discussion and possible approval of parking enforcement strategy.**

-President Sidney states that we received the documentation and go ahead to enforce no parking throughout the entirety of Skyland. We do not want to create a hardship for our residents who may need to park on the street. We recognize that in particular areas of the neighborhood that there are issues with cars and where they are parked and creating potential issues with emergency vehicles getting through. We want to take some kind of action but we don't want to create other problems in the neighborhood. Looking for ideas on how we go about this. We should come up with a couple of strategies and then approach the sheriff's department.

-VP Herwig states there are issues on Skyland drive to the south of Tahoe drive where we have identified safety issues particularly during periods of heavy use of the beach. There can be so many cars parked on the street that it creates a safety issue with emergency responders and for those walking. Generally on a Saturday or a Sunday you cannot get 2 cars passing each other on the street without waiting and there are many times where it would probably be impossible for a fire engine to get down the street. Many of the residents participated in the review of the tier 3 vacation rentals applications on Skyland drive. While the tier 3 permits were denied they do have tier 2 permits that allow up to 50 persons at a vhr during daylight hours. 50 cars would inundate the streets and the neighborhood in general. If we have parking restrictions we can make sure 50 cars would not be allowed on the street. VHR's must conform with the parking regulations of the entity they are in. We could prevent safety issues from happening by a VHR. We have very little ability to control access to our beach area. Douglas County has suggested we control access by having parking restrictions which is another consideration with us potentially moving forward

with some parking restrictions in certain locations such as skyland drive and tahoe drive close to skyland drive. Focused parking restrictions would allow us to maintain the safety of our community and control access.

-Trustee Richter was taught don't just bring a problem but also bring a solution. Cindy researched what some beach towns do is they restrict parking to one side of the street. This allows people to park on the street but it still allows access for emergency vehicles. This would be an option.

-President Sidney asked for public comment. None received. One other consideration is to maintain the character of the neighborhood. We need to consider signage. Would using the sandwich boards assist with parking issues. Do we want one at the entrance and one at Tahoe drive? It wouldn't give us enforcement rights but it could be a deterrent. If we do street signs we have additional research to do. One suggestion is to use the beach passes to identify cars that are from the neighborhood. We don't have an easy solution here but we don't want to put a hardship on our residents.

-Trustee Richter doesn't like the sandwich boards because last summer people started changing the letters. She prefers a permanent no parking sign.

-Jenny 996 Skyland Dr-she reached out to Larry that there is a sign that says parking for Skyland residents only. It is difficult to know who is a skyland resident and who is not. She did hear the suggestion about using the beach parking passes. Is there anything else we can do to identify Skyland residents?

-President Sidney says part of the issue is to minimize the number of non-residents that come to the beach. That is why we instituted the beach passes.

-Jenny 996 Skyland-can we issue parking passes for not just the beach but other areas also.

-President Sidney says one of the issues revolves around enforcement. Do we want to go around identifying cars? We need to really focus on the areas of the neighborhood that have a problem.

-Jenny asked about the process for getting her beach passes for last year. Is there a delivery process for getting them?

-President Sidney states we will be discussing new passes shortly. We can get them out at an in-person beach event or we can mail them or deliver them to a door.

-Jenny asked who the contact person is.

-Right now the contact person is President Sidney.

-VP Herwig has asked residents to reach out to any of the trustees with comments.

#### D. Discussion and possible approval of beach passes and parking strategy.

-President Sidney states we have had our orange beach passes for 3 years now. We could do a sticker at some point.

-VP Herwig states we have at least 8 parking spots near the beach and several that are along the street on Skyland Ct. 10-12 most likely.

-President Sidney states we have addresses on the beach parking passes.

-VP Herwig states we should continue to number the passes so we have better control.

-President Sidney asked if anyone knows where we have previously gotten the passes. He will be reaching out to Kevin Lavo regarding where there were purchased. The board had approved in the fall 2 new kayak racks so we will be up to 32 crafts. We do need to be more diligent this season on having people register for those spots and have an identifier for each kayak. A 2 craft maximum per home. We could do a beach cleanup around memorial day as well as a social event. We can give out the passes at that time.

-VP Herwig says we can look at the erosion issue while we are doing the cleanup.

-President Sidney asked for further comment. None given.

#### E. Discussion and possible approval of temporary fence lighting measures.

-President Sidney states we did have an electrician come in but it's pretty messy there. We can consider solar lights for the entrance as a temporary measure.

-VP Herwig agrees. The fence project does not include any refurbishment of the entrance at this time. We should take a look at the electrical for future lighting at the entrance.

-President Sidney states that once the fence project is complete we will make the entrance a priority.

-Andy Geiss, Skyland Drive, Let's not throw good money after bad. Doesn't make sense to spend a lot of money right now.

-Trustee Richter likes the idea of solar lights at the entrance so we don't have to deal with electricity.

## **2. DISCUSSION ITEMS**

A. Fence project update- already completed.

B. Financial strategy for bank balance of nearly \$500,000.

-President Sidney did an overview of our Fidelity account and the difficulties of changing the account over to new board members. The account has been closed. We have approximately \$500,000 in a Wells Fargo account that is not collecting any interest. Discussion about new investments.

-VP Herwig feels we should keep between \$200,000-\$250,000 fairly liquid in case we need access for the fence project. We still have about a \$100,000 payment.

-Trustee Richter feels the same way regarding having funds available if needed.

-President Sidney did some research and there are savings accounts that have a 0.5% return, there are also CD's up to about a year where you can get 0.75 to 1% return. We could invest some of the money in a 2-3 year CD and put the rest in a savings account for access. Any comments from the community? None made. We will have our treasurer present a strategy at the next meeting.

C. Budget update.

-Tabled since Treasurer Nice is not on call

D. Items for next meeting.

-President Sidney states next month we will have a draft of our 2022-2023 budget. At the following meeting in May we will have a vote on the budget as per state mandate.

-Trustee Richter states we have been talking about the parking issue for about 6 months. It is time for us to make recommendations. Asking what the next step or process should be?

-President Sidney states we don't need approval for beach passes since we did them in the past but perhaps we should move forward with a vote to order them. There have been several recommendations regarding options to deal with the parking but we are unsure what is doable or enforceable. Between now and the next meeting Larry will contact our counsel and the Sheriff's department to clarify what we would be allowed to do.

-VP Herwig made a motion to allow printing of beach passes, skyland parking passes and kayak details for this summer with a cost not to exceed \$2500.00. Trustee Richter seconded. Motion passed 3-0

Establishment of next meeting. Thursday April 21, 2022 at 3:30pm at the Zephyr Cove Library. Location to be determined.

**ADJOURNMENT**