



Skyland General Improvement District Board of Trustees Minutes

Wednesday, November 29, 2023 @ 3:30pm PST
Zephyr Cove Public Library, 233 Warrior Way, Zephyr Cove, NV
Zoom Meeting ID: 975 6502 5840; Passcode: 204117

This meeting will be via Zoom only. Any member of the public is welcome to join and participate.

- 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.
- Any supporting material for the meeting may be obtained upon request by contacting Scott Sullivan at sullivanskylandgid@gmail.com or 206-601-4978

1. Call to Order – Roll Call – Establish Quorum

Scott Sullivan - President
Dana Englekirk - Vice President
Karl Ney - Treasurer
Nancy Beaulieu - Trustee
Janine Nyre – Secretary

All present and accounted for. Meeting called to order at 3:31pm.

2. PUBLIC FORUM

Public Comment

Mary Ellen Hawkins 1020 Alpine: Is Neighborhood Watch still active? (Trustee Nyre: Action to contact DCSO to determine approach)

Silvana Borselli 198 Ray Way: Street light at the end of Myron is broken. (Trustee Sullivan: Will work with NV Energy)

David Perez 1089 Deerclyff: Will we hear a fence update today? (Trustee Sullivan: On agenda)

3. FOR DISCUSSION AND POSSIBLE ACTION

A. Approve minutes for 2023-10-30 meeting.

No Public Comment

No Trustee Comment

Trustee Nyre: Motion to approve the 10-30 minutes. Trustee Beaulieu second. Unanimously passed.

B. Kayak removal legal considerations (discussion and possible action)

- There are 4 Kayaks and 1 board left at the beach. There could be legal issues with removal.

Public Comment

Mark Vasau 1040 Golden Mantle Cir: The kayak racks are numbered, why don't we know who the kayaks belong to? We need to limit the racks to residents only.

Silvana Borselli 198 Ray Way: How do we reserve a kayak spot for next year?

Mary Ellen Hawkins 1020 Alpine: Kayaks left do not have identification.

Pat Welze 185 Ray Way: Does not believe there is a legal issue for confiscation. We should sell them and use the money to buy a new rack.

Mark Vasau 1040 Golden Mantle Cir: other neighborhoods have rules that are enforced.

Veer Mayo 74 Skyland Ct: I think the large gray kayak is ours, I will have someone remove it.

Trustee Comment

Trustee Ney: If it is private property, not sure why confiscation would be an issue. Trustee Nyre:

A couple of key points: we are not the property owner, the Sewer District is. We do own the racks. Signage might also be an issue. Trustee Sullivan: I was going to seek approval to discuss

with our attorneys (it will cost money). We need to understand the process to confiscate the current kayaks. What type of signage or tagging, waiting time between posting and confiscation. If we don't know the owner and don't know if they have seen the notice/tag. Trustee Englekirk: We have experience with confiscation of property and destruction of same. The key was talking to the DCSO and following their procedure. Since the sewer district is the owner, we may need to confer with them (Janet Murphy). The establishment of a strong beach committee to discuss rules for the beach including signage, placement of racks, etc will be important in 2024.

Action: Dana Englekirk to contact DCSO and Janet Murphy to discuss enforcement issues.

C. Skyland GID Audit finding Corrective Action Plan (discussion and possible action)

Trustee Sullivan: we had an audit (which we paid for as one of the conditions of the USDA loan) which found that we were over budget for public works (mostly energy and snow removal). The Accountant has been working on a corrective action plan. Request is to review and approve or disapprove the corrective action plan

Public Comments:

Mary Ellen Hawkins 1020 Alpine Dr: Will this increase our taxes?

Mark Parisi 1097 Deercliff: Ad Valorem was discussed is that still on the table. (Trustee Nyre, when we went with the USDA Loan, the Ad Valorem was taken off the table)

Trustee Comments:

Trustee Nyre: This was not flagged by our auditor, but flagged by the State of Nevada Taxation from our audit results. We have asked for the State to evaluate whether this is covered by the exemption for utilities. We should hear back Friday. The Corrective action plan should be discussed as a contingency to the approval. Concern remains that the CAP makes it sound like we have not done these tasks (ie, get an estimate for snow removal). It also stipulates that the Accountant monitor this process. Not sure we need to spend more money for this effort given the work we have done.

Trustee Ney: This may be a file issue (check the box).

Trustee Sullivan: The controls have been discussed and some are already in place. We need to update the letter to take credit for what we have accomplished.

Trustee Nyre: need to make a motion to amend the letter to make a statement for what has already been accomplished and clarifying the accountant's role, the motion should include the criteria that the letter is only sent if the state does not approve the exemption.

Trustee Sullivan: so to try to capture this for the recording. Change bullet point section to state that the following have already been implemented. First bullet: estimate of snow removal. Enhanced RFP around controls for invoicing, new estimates for snow removal have been put in place, but we can't control the snow fall. Second bullet should state that we have already put some contingency funds in our budget for higher than expected snowfall. The third bullet: we have been performing periodic reviews which led to the actions on the prior two bullets. And strike the section requiring oversight and review by our accountant.

Trustee Ney made a motion to approve the letter to the State of Nevada as has been discussed which will be sent if the exemption is not approved. Trustee Englekirk has seconded.

Unanimously approved.

Trustee Nyre offered to incorporate the edits as discussed.

4. COMMITTEE REPORTS

A. Entrance Committee

Trustee Beaulieu: There are currently 5 members on the committee. First meeting on Dec 21. Discussed the scope and preliminary ideas. Next meeting in 2024.

Public comment:

Judy Perez 1089 Deercliff: requested clarification of scope (separate from the fence project)

Mark Vasau 1040 Golden Mantle Cir: wanted to understand how the dead trees were being addressed (Trustee Sullivan: we are still talking to the contractor about which trees are under warranty)

B. Hwy 50 & Bike Path

Trustee Nyre : NDOT has tabled the reduction of lanes and accomodation of a bike lane on Hwy 50. They owe Gov Lombardo a plan to incorporate additional turn lanes without reducing lanes.

Public Comment: None

Trustee Comment: Trustee Ney: it is important that we stay up on this because we don't want our fence/entrance updates to be messed up by NDOTs plans for a bike lane.

C. Beach Committee

Trustee Sullivan: Will reconstitute in 2024. Trustee Sullivan to lead, Trustee Nyre to help.

Public comment: Pat Welze 185 Ray Way, we need to have more insight into the Dreyfus property development. (Trustee Nyre committed to find out from Aramark what the plans are)

Trustee comment: none

D. Snow Removal and Landscaping

Deferred to next meeting

E. Storm Drains

Cleaning was done in July

Deferred to next meeting

5. DISCUSSION ITEMS

A. Treasurer's report (discussion only).

Trustee Ney: Skyland GID bank account currently \$79K, there is a separate account for the USDA funds currently at \$61K (hold back). The fence loan (USDA) is a 20 yr loan @ 652K (2.12%). Our monthly payments are \$3485 per month. We will be pulling together a revenue projection.

Public Comment: none

B. Fence update (discussion only)

Trustee Sullivan: a group chat has been established for Sullivan, RO Anderson, Impact Construction and Mule Fence to update status daily. 250 Posts have been set to date. Discussions and technical assessment of concrete pour when temps will dip down to freezing have resulted in a plan to allow Mule to pour concrete if the surface is adequately covered (dirt in this case) to protect the concrete during cure. The dirt will be cleared in the spring to prevent damage to the wood posts. The fence will be 6ft high with the slats on the Hwy 50 side. Staining will occur next year.

Public Comment:

Judy Perez 1089 Deercliff: Which side will the fence face? (Hwy 50), concern about the wood laying on the ground, will the weather damage it? (It is Redwood)

Mark Vasau 1040 Golden Mantle Cir: Concern about snow removal and nails sticking out. Need to move wood closer to fence line (Trustee Sullivan will advise contractor)

David Perez 1089 Deercliff: The contractor does not seem very motivated.

Veer Mayo 74 Skyland court: Nails? They are supposed to use screws. (Trustee Sullivan clarified that the contractor will use screws, but the old board on the ground still have nails)

C. Initial meeting schedule for 2024 (discussion only)

Trustee Nyre: meeting schedule will be 3rd Friday of each month from 3-4pm at the Library

Skyland 2024 Meetings		
Location: Zephyr Cove Library		
Time: 3-4pm		
Month	Date	Day
Jan	19	Fri
Feb	16	Fri
Mar	15	Fri
Apr	19	Fri
May	17	Fri
Jun	21	Fri
Jul	19	Fri
Aug	16	Fri
Sep	20	Fri
Oct	18	Fri
Nov	15	Fri
Dec	20	Fri

D. GID Trustee Election (2024 election cycle). ALL Trustee seats up for election (discussion only)

Trustee Sullivan: for 2024, all Trustee seats are up for election

Trustee Nyre: all appointed Trustees must run for election in the next election cycle.

Anyone interested in running for GID Trustee please see the County Clerk website:

<https://cltr.douglasnv.us/cms/One.aspx?portalId=18102122&pageId=19353121> Dates to file for office are Mar 4-18, with the election being held as part of the general election in Nov.

E. State of our committees (discussion only)

Tabled until January 2024

6. FUTURE MEETING SCHEDULE

December, 2023 - SKIP

Don't miss an update! Join our e-mailing list at skylandgid.org

7. ADJOURNMENT

Motion to Adjourn by Trustee Nyre, seconded by Trustee Ney, Passed Unanimously. Meeting adjourned at 5:04pm

Agendas posted at Skyland Entrance, Skyland Beach, Myron Court, and on the GID website (<http://www.skylandgid.org/>) three days prior to the meeting by 9:00 AM by Scott Sullivan.

NON-DISCRIMINATION STATEMENT

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1. mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410;
2. fax: (202) 690-7442; or
3. email: program.intake@usda.gov

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