



Skyland General Improvement District Board of Trustees Minutes

Fri Nov 15, 2024 @ 3:00pm PST
Zephyr Cove Library (in person) 233 Warrior Way or
Zoom Meeting ID: 975 6502 5840; Passcode: 204117

1. Call to Order – Roll Call – Establish Quorum

Scott Sullivan - President
Dana Englekirk - Vice President
Karl Ney - Treasurer
Nancy Beaulieu - Trustee
Janine Nyre – Secretary
Quorum established at 3:11pm. All Trustees present.

2. PUBLIC FORUM

None

3. FOR DISCUSSION AND POSSIBLE ACTION (Each item will have Public Comment Opportunity)

A. Approve minutes for 2024-10-18 meeting. No public or trustee comment. Motion to approve: Trustee Beaulieu, Trustee Nyre second. Unanimously passes.

B. 2025 Meeting Plan

Objective is to reduce the number of meetings in 2025. Meetings will be every other month. The meeting plan (attached) shows the topics for each meeting planned. This is the minimum list to cover the required topics, other topics can be added as necessary. (Please see attached spreadsheet for details).

Public Comment: None

Trustee Comment: Trustee Sullivan pointed out that having objectives for each meeting ahead of time is useful. Would like to see the milestones for ad valorem tax increase recommendations (not sure of the timeline.. believes he was asked the question by the county last January – Need to research). Property tax increases are capped at 3% for primary residence, 8% for second residence. Also wants to see an item for neighborhood cleanup vs paid landscaper. Also would like to see an item to discuss fence maintenance. Key is to discuss the need and still have enough time to issue RFPs if necessary. Also, storm drain clean up/storm drain capital project. We need to have more aggressive committee meeting schedule/ownership of actions.

Trustee Nyre: Motion to adopt the 2025 meeting schedule with meetings scheduled for every other month per the attached spreadsheet. Meetings on Friday afternoons at the library. Trustee Beaulieu second, unanimously passed.

4. DISCUSSION ITEMS

A. Treasurer’s report/Budget status: Checking: \$37K, Savings: 42K (\$7690 is set aside per USDA contract) USDA Account: \$50K. (Note retainage may only be \$26K) Need to look at retainage and determine if we still face any surprises as we close out the fence. Scott Fields (accountant) believes that retainage is only \$26K. Are we light on snow removal? We have \$30K saved. Budget? Budgeted at min amount: \$18,400 and \$20,000 reserve for snow removal. Key, build up reserves.

B. Entrance lights: Electrical for entrance lights has been completed. We are reusing lights, new ones will be installed in the spring. As the electrical was being updated in the pillars, it was noted that the pillars closest to the entrance at Tahoe Dr were reinforced (good news for the next phase of updates). Need plan on what we will do if we have fundraising for the front entrance. We have spent \$2.5K of the \$10K appropriated for the entrance. Some lights are out.. we need to investigate. Special thanks to Ken Davis (neighbor) who helped come up with a creative/affordable solution. We need to consolidate NV Energy accounts (we now have three separate accounts). Trustee Ney accepted the action to investigate.

- C. Fence punchlist status: Zach (Impact Construction) has been advised not to buy any new trees or remove any of the dead ones. Open items are to replace the solenoids in the irrigation system and resolve the emergency gate issues. RO Anderson is seeking a waiver for the sensor on the gate. Need meeting with Larry Lewin/Karl Ney to discuss contract closeout. Trustee Sullivan to work with Ben Johnson to see if he can assist with the variance/waiver signed by TDFPD. Will USDA sign be removed? Yes, when paperwork is closed out. Note: additional discussion about the gate and whether it was needed at all. Also need to resolve street lights that are out.
- D. Beach: there is one SUP that is damaged (delaminating) and 2 kayaks (w/o Skyland sticker) we think they might be associated with the rental at 115 Willow. The other 2 kayaks belong to Wordens. They have committed to pick them up. Beach committee meeting will be called to go over new rules/approach for the beach. A Frame sign needs to be removed (Trustee Nyre Action).
- E. Miscellaneous: "Donations" were discussed with to determine whether they can be tax deductible or whether they need to go through a "foundation". Also, Trustee Nyre put all the remaining sign materials in the water shed with the exception of the foam post hole material.

5. FUTURE MEETING SCHEDULE

Jan 17

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6. ADJOURNMENT

Trustee Nyre motioned to adjourn. Trustee Engelkirk seconded. Unanimously passed. Meeting adjourned at 4:23

2025 Skyland GID Meetings

Month	Date	Topics	Decisions Required
January	1/17/2025	Trustee Position Assignments	1. Which Trustees (2) will have 2 year terms and which (3) will have three year terms 2. Which Trustees will fill the positions of President, Vice President, Treasurer, Secretary 3. Committee Chairmen appointed
		2025 Beach Rules and Passes	Agreement on 2025 Rules and Passes, as well as cost required
		5 Year Roads Plan	Preliminary agreement on approach
		Review of By Laws	Approve any changes needed
March	3/14/2025	2025-2026 Budget	Initial Discussion approval of preliminary budget. Prelim budget must be submitted in early April to NV Tax along with requests for waivers (audits, reporting)
		2025-2026 Snow Removal Plans	Approve continuance of the existing JP agreement or issuance of new RFP
		Jan - Jun 2025 Road Maintenance Plan	Decide on RFP Issuance for work needed in line with budget
		2025 Neighborhood Clean up Days	Agree with plan for dates in May and Sept for neighborhood cleanup
May	5/23/2025*	2025-2026 Budget	Final Approval
		July 4th/Summer Security	Approval of approach and approval of funds for portapotties, signage
		Pool Pact InsuranceRenewal	Approve Payment of Invoice
July	7/18/2025	July 4th/Summer Security	July 4 Review, Establish baseline for 2026
September	9/19/2025		
November	11/21/2025	2026 Plan	

**Note. we may need to move this once the NV Taxation schedule for public budget hearings comes out in early 2025.*