



Skyland General Improvement District Board of Trustees Minutes

Fri Sept 19, 2025
Zephyr Cove Library (in person) 233 Warrior Way

1. CALL TO ORDER – ROLL CALL – ESTABLISH QUORUM

Scott Sullivan
Dana Englekirk
Karl Ney
Nancy Beaulieu
Janine Nyre
All present, Meeting adjourned at 3:01pm

2. PUBLIC FORUM

Tom Deaver, 1056 Myron: Appreciates the new entrance lights and toppers
Heidi Spry, 1051 Skyland: Appreciates the new entrance lights and toppers
April Parish, 1050 Deercliff: Lights at entrance, neighbors have asked how they can donate to Skyland GID.
Ken Davis, 1061 Skyland: Asked if there is anything we can do to reduce the construction traffic on Skyland.

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

A. Approve minutes for 2025-07-18

Public Comment: None, Trustee Comment: none. Motion to approve: Trustee Nyre, Second: Trustee Ney. Unanimous Approval.

B. Discuss and Vote on Snow Removal Contract Extension (or New RFP) Contract set to start 1 November.

Background: Current Snow removal RFP was issued in Fall 2023. The RFP specifies that the contract is a one year contract that is renewable for 5 years if agreed to by both parties. The Proposals were evaluated and the winner was selected with a voice vote at the Oct 2023 GID Board Meeting. For the 25/26 snow season, JP Landscaping submitted an updated price list which updated the monthly minimum retainer from \$3680 to \$3800. Hourly rates remain the same. We also received an unsolicited bid for Granite Landscaping which matches JP Landscaping's monthly minimum. Granite's hourly rates above the minimum are slightly higher, but the rates don't kick in until the crew reaches our neighborhood vs JP Landscaping which charges from the time they leave Carson City. Matt Hurst (Granite) was present and able to answer some of our questions.

Public Comment: None

Trustee Comments: Trustee Sullivan shared that generally, JP has been we did have a storm or two last year where JP did not meet his response time. Believe he has another contract with part of Glenbrook. Matt does have an advantage as he lives locally and will not charge us for his crew to drive in from the valley. Trustee Nyre reviewed the reasons (other than cost) which drove the selection to JP Landscaping in the original selection. One key reason was that JP had purchased a Multihog with blower. We asked Matt Hurst if he has or has access to a similar device. Matt indicated that his Bobcat is a newer model and has superior performance to JP's bobcat (which is an older model), but not quite at the level of the Multihog. He did commit that if we have an EPIC snowfall he will be able to get one as needed. Trustee Ney asked Matt if he has more than one plow truck (A: yes/two equipped with V plows) also whether he has cold patch capability (A: yes) also whether he has other contracts (A: small commercial contracts, but Skyland would be priority).

Motion: Trustee Englekirk moved to not renew snow removal with JP Landscaping and move the contract to Granite (Matt Hurst). Trustee Ney seconded the motion. Motion Passed 4-1 (Trustee Sullivan voted No)

C. Storm Drain/Storm Water Runoff issues

Background: Our last rain/hail storm caused significant issues across Skyland, particularly on the downhill portions of Tahoe, Alpine, Myron and Deercliff. The rain totals (from the weather station on the opposite side of Hwy 50 (across from Skyland, uphill from the water tank) was .78 inches in 2 hours. This is a lot, but was not sustained for long enough to be the TRPA levels specified for the

design requirements for storm water mitigation requirements. The observations from Karl (who came out right after the storm) include: many storm drains clogged or blocked by debris, lots of landscaping materials (dirt/rocks/mulch) was evident on the roads. Conclusion: Storm drains need to be cleaned out. Larger question: Why are the drains so full of mud/rocks vs pine cones/needles? Potential sources: NDOT changes to stormwater system on Hwy 50 (could be due to either construction debris or the actual design of the system) OR new landscaping along Myron causing a problem OR individual property BMPs are not current/functional.

Public Comment:

Matt Hurst, 110 Willow: Suggested that routine cleaning/maintenance might help us.

Maryellen Hawkins, 1020 Alpine: observed that some storm drains don't get cleared in the winter (s/b part of snow removal effort)

Trustee Comment: Trustee Beaulieu mentioned that Lake Village has a program where residents rake pinecones/pine needles to the curb and the GID picks them up (will ask more about how that program works). Trustee Sullivan reported that he has already contacted TDD to request drain cleaning for key drains but does not have an estimate. Trustee Ney marked up a neighborhood map to identify problem drains (as seen in the last storm). Trustee Nyre reported that if curbing/changes to our storm water mitigation system is required we may be able to get grant money to help pay for it. Additionally, discussion about neighbors not keeping up their BMPs AND issues in the Skyland ROW.

Motion: (Trustee Nyre) Authorize \$10K expenditure for TDD Vac Truck to clean out key drains AND Trustee Nyre requested to pursue (\$0K) discussion with a stormwater engineer to consider alternatives/grant funding. Second: Trustee Beaulieu. Passes Unanimously

D. Roads Plan Update

Background: Potential approach would be to plan road projects to bridge two fiscal years (ie, project to "repave" myron/willow could happen over June/July26 so that 50% be funded in each year (25/26 and 26/27). No motion, just needed to put this idea on the table.

No public comment.

E. Fall neighborhood clean up objectives and dates

Need to schedule Fall Cleanup. TDFPD trailer available on 10/2, cannot be emptied on weekends. Need a fall cleanup leader and strategy/areas to cover.

Public Comment

Matt Hurst (110 Willow): Can we get a big dumpster? He is willing to use his bobcat/trailer to help with clean up.

Cyndy Esders (185 Willow): Can we include residents

Vicky Bergstrom (194 Carson): Thank you to Karl, Chuck P, Leo and Tootie for their clean up efforts.

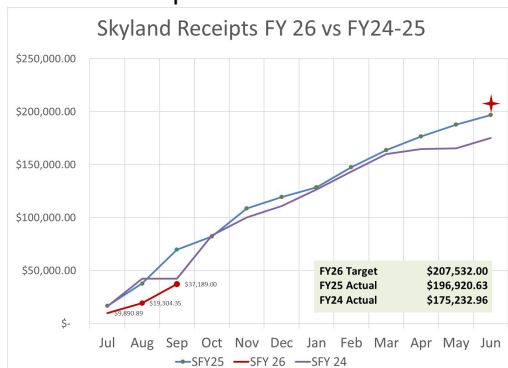
Maryellen Hawkins (1020): Willing to clean along Myron, but needs help to dispose of debris (cant include it in her STR pickup.

Trustee Comment:

Trustee Sullivan: When does it need to be done? Green waste collection (STR) stops in October. (STR Fall Cleanup Oct 16) Each neighbor can put 6 bags of waste in front of every STR customer. Trustee Beaulieu agreed to be the lead (in partner ship with Trustee Englekirk) to lead the cleanup. Trustee Nyre agreed to help put a plan together.

4. DISCUSSION ITEMS

A. Treasurer's report



Note: an additional \$26K was received from the USDA to cover the retainage for Impact Construction after the beginning of Sept (will be reflected next month. Additionally, the State of Nevada paid some of the CTX (Consolidated Tax) payments late, we will work with the accountant to determine whether that will need to be reflected as last years income or this years.

- Thank you to RJ Clason who donated another \$1000 to the GID.
- Trustee Ney working to resolve documentation for donations for tax considerations
- B. Update on fence (repair AND contract closure)
 - Upon payment of the \$26K to Impact, the Fence project is officially closed.
 - Fence repair (NDOT damage) is complete, cost will be reimbursed by Pool Pact Insurance.
- C. Beach End of Season Update - No Report
- D. Entrance update – No Report

5. FUTURE MEETING SCHEDULE

Nov 21
Jan 16

6. CLOSING PUBLIC COMMENT

None

7. ADJOURNMENT

Motion to Adjourn: Trustee Nyre, Second: Trustee Englekirk Unanimously approved