



# Skyland General Improvement District Board of Trustees Meeting Minutes

Fri Mar 20, 2026 @ 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 - Present  
Dana Englekirk - Absent  
Karl Ney – Present @3:16  
Nancy Beaulieu - Present  
Janine Nyre – Present  
Quorum established at 3:01

**2. PUBLIC FORUM**

Maryellen Hawkins 1020 Alpine: ST Refuse will not start picking up green waste until April. Additionally STR has indicated that they will not accept any green waste in plastic bags.

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

A. Approve minutes for 2026-1-16

Public Comment: None

Trustee Comment: None

Trustee Nyre moved that we approve minutes as published, Trustee Beaulieu seconded. Passed Unanimously.

B. Tax rate discussion

Background: Tax rate discussion in January focused on the longterm needs of the GID (ie, paving/maintenance) and the fact that our current tax rates (as abated) will not result in sufficient revenues in the long term. There was a motion passed to increase the rate from .26 to .75 (recognizing that abatements will result in a greatly reduced tax receipts forecast in the nearterm. The state coordinated with the county and have come back to let us know that there is a 6% cap on growth of revenue (simplified). Therefore, we have been advised that our max requested tax rate for next year will be .2886. This will have no impact on long term residents but will be a minor impact to new construction. Trustee Sullivan is recommending that the board consider the maximum increase every year until we reach the .75 that was approved in the January meeting.

Public Comment

- Hugh Porter and Jill Soltero 158 willow: Concerned that VHR owners should not be paying a higher rate. (clarification: State law provides a higher level of protection for primary home owners to ensure that they don't face large increases in property taxes, this is not a VHR issue)
- Note: Trustee Nyre will send out the audio that matches the tax rate discussion from last meeting along with our minutes.
- Peter Olsten 179 Willow: Shared his personal tax bill information and asked for clarification on the abatement
- Phillip Francis 1060 Skyland (trustee representing the Orcutt Family) Requested clarification on the revenue projections at various tax rates. Looks like the revenue line on the graphs briefed in the January meeting does not meet the budget needs until 2075. New information relative to max increases puts that further out.

Trustee Comment: Trustee Beaulieu noted appreciation with the analysis performed. Trustee Nyre noted that to meet all of our GID priorities, we may need to pursue some short term revenue options (which would require a vote of homeowners).

Motion: none considered

C. Prelim 26-27 Skyland Budget Discussion (Budget to be finalized at 5/22/26 meeting)

Background: Budget will be finalized in 5/22 meeting, prelim needs to be discussed at this meeting.

Trustee Comment: Trustee Nyre: on Revenue, the preliminary numbers provided by our accountant (CF) is likely low as they are projecting \$226,240, where our projection based on current year actuals is \$231,000.

Expenditures were estimated below: Please note we need to work on our alignment with our accountants descriptions.

SFY 26 Worksheet					
Budget Line	Acct	SFY 25	SFY 26		SFY 27
		Actuals	Actuals	EAC	Prelim Budget
General Govt		\$ 51,356.60	\$ 27,961.40	\$ 62,420.00	\$ 62,420.00
GID Salaries	735	\$ 12,000.00	\$ 9,000.00	\$ 12,000.00	\$ 12,000.00
Svc & Supplies					
Accting	750	\$ 28,375.49	\$ 16,480.50	\$ 27,000.00	\$ 27,000.00
Legal/Cty Voter rolls	720/721	\$ 226.55	\$ 253.50	\$ 10,000.00	\$ 10,000.00
Bank Charges	702	\$ 620.30	\$ 377.78	\$ 700.00	\$ 700.00
Payroll Taxes	726	\$ 918.00	\$ 690.00	\$ 920.00	\$ 920.00
Adv/Pub	750	\$ 138.20	\$ 339.00	\$ 500.00	\$ 500.00
Pool Pact Ins	705	\$ 8,341.99	\$ 200.00	\$ 10,000.00	\$ 10,000.00
Misc	700	\$ -	\$ 272.33	\$ 400.00	\$ 400.00
Internet Exp	700	\$ 736.07	\$ 348.29	\$ 900.00	\$ 900.00
					Yearly notice in Tahoe Trib for budget - Note we paid for 24 AND 25 in SFY25
					Due in June (Ins + Treas Bond)
					PO Box Rental, Stamps
					note: Axiom + Zoom + GoDaddy/Domain+ Google
Public Works		\$ 88,982.88	\$ 60,386.43	\$ 159,631.02	\$ 182,500.00
Snow Removal	730	\$ 21,350.00	\$ 11,400.00	\$ 22,010.00	\$ 22,000.00
Storm Water	710	\$ 200.00	\$ 552.33	\$ 12,000.00	\$ 12,000.00
Beach Maint, Guard Posts, etc	522	\$ 11,563.23	\$ 6,681.90	\$ 8,000.00	\$ 8,500.00
Utilities, Water, Elec, etc	756/725	\$ 5,188.08	\$ 6,563.33	\$ 8,000.00	\$ 8,000.00
Signage	745	\$ 2,457.53		\$ 1,000.00	\$ 1,000.00
Road Repair	745	\$ 6,980.00		\$ 25,000.00	\$ 40,000.00
Misc Maint	745	\$ 3,367.00	\$ 32.85	\$ 8,000.00	\$ 8,000.00
Fence Overage	900/211	\$ 27,820.04		\$ 4,000.00	\$ -
Entrance/Fence Maint	715	\$ 10,057.00	\$ 35,156.02	\$ 34,821.02	\$ 10,000.00
Reserve		\$ -		\$ 36,800.00	\$ 73,000.00
				\$ -	\$ -
Debt Svc + Interest	x/740	\$ 41,820.00	\$ 27,880.00	\$ 41,820.00	\$ 41,820.00
USDA Reserve				\$ 15,800.00	\$ 19,285.00
Capital Outlay - Final Pmt to Impact Constr		\$ -	\$ 26,153.46	\$ 26,153.46	\$ -
					Complete
<b>Total</b>		\$ 182,159	\$ 142,381	\$ 305,824	\$ 306,025
<b>Budget (Income)</b>		\$ 196,921	\$ 209,589	\$ 233,785	\$ 231,000
Balance to EAC				\$ 71,156.81	
Balance to EAC+ FY27 Reserves					\$ 163,441.81

Need to look at how we identify reserves year over year. Trustee Nyre to discuss with the accountant, Scott Fields. Trustee Sullivan believes legal should be cut back from \$10K to \$3K (assumes we will do the background work/investigation and ask for expert advice/resolution only). We also discussed some of the differences between other trustee prelim budget. Action was for Trustee Sullivan to give his prelim numbers to Trustees Ney/Nyre to resolve differences and submit prelim budget (final budget will be presented in May meeting). It was also pointed out that the committees were originally conceived to help the board come up with ideas and approaches as inputs to the budgeting process. This has yet to occur and we really need to get the committees to meet on a regular cadence (example discussed was roads committee). Need to come to agreement on projected revenue with our accountant (based on input from NV Tax and Douglas County).

Public Comment: None

D. (Roads and Storm Drains) Storm Drain Cleaning Status and storm water issues remaining.

Background: Some drains cleaned, there are still issues. Need to agree on how to engage Lumos to evaluate the Storm drain situation (and get grant money). We still have not received a bill from TDD. There is time to get the vac truck out to clear some more drains. Need to have a Roads Committee meeting to discuss. No Action/No Public Comments taken.

E. (Entrance and Landscaping) Repair of Brick Pillars along Tahoe Dr

Background: Nancy brought an estimate to the last meeting to fix the remaining brick pillars along Skyland, but we had not agendized that item for action. The estimate for repair: \$12K to repair all the pillars or \$2K for just the worst 2 (currently falling down).

Public Comment: Dennis Berry 187 Willow. Likes the look of the brick pillars.

Peter Olsten 179 Willow. Asked whether it would be more expensive to wait to repair the balance of the pillars.

Trustee Comment: Trustee Sullivan is in support of paying him to do the worse 2 columns and evaluate his work. Trustee Nyre moved to appropriate \$2K to repair the 2 columns in most dire need of repair in this fiscal year. (Note: Trustee Beaulieu to identify the columns). Trustee Ney seconded. Approved Unanimously.

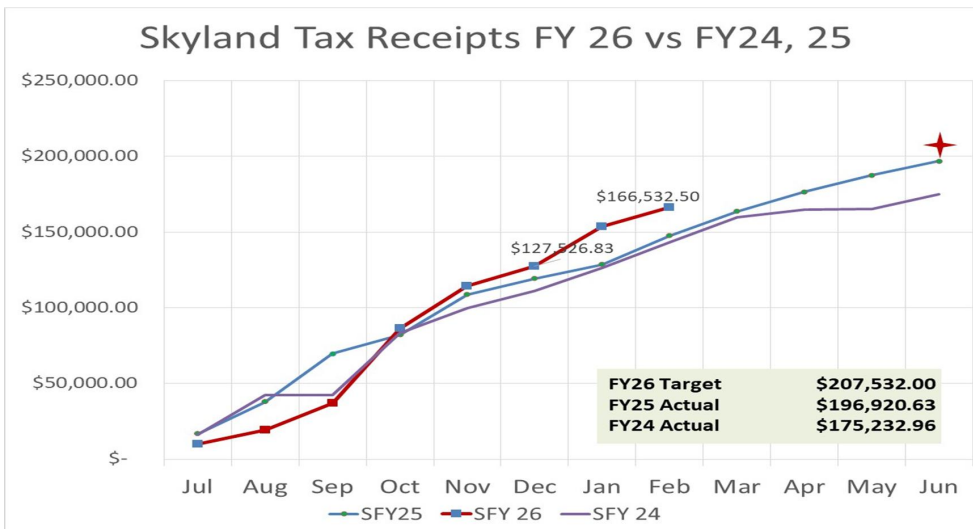
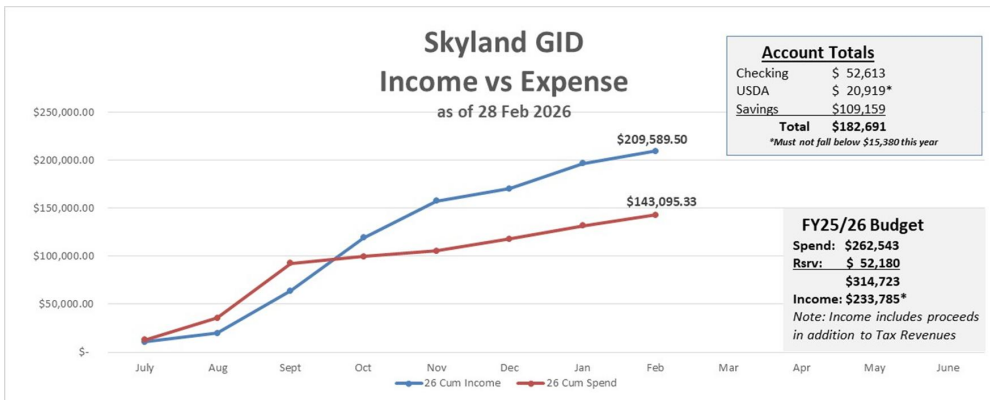
- F. **TDD Request for NO DOGS at the Beach.** Trustee Sullivan evaluating with Janet Murphy. There are recordings of the TDD meeting that Trustee Sullivan will post and provide a link for people to listen to.

#### 4. DISCUSSION ITEMS

- A. Treasurer’s report

### Skyland GID

#### 3/20/2026 Treasurer’s Report



- B. Snow Removal Snow Removal Status/issues: (On the recording this was discussed in the Budget item) Trustee Sullivan discussed the differences between our last Snow Removal Contractor vs current. Our past contractor (JP) used his crew to provide excellent service during storms but it came at a price as most of the charges end up being “time and material” which doesn’t provide a natural incentive to limit the contractor to “good enough” snow clearance. Our current contractor is coming up to speed with our definition of “good enough” in an effort to conserve cost.
- C. Beach/Neighborhood Spring Clean up 5/16! \*\* Those who help with this clean up will have first opportunity to rent/select a kayak rack location!!\*\* Will send out in an email to the neighborhood.
- D. Water shed clean up – helpers needed (5/16). We will combine with Spring Clean up
- E. Beach PortaPotty schedule: 1 (handicapped) start 5/15 (ending on Monday after Labor Day), Second portapotty (reg) for “surge” from 7/1-7/30. Need to double up the cleaning schedule around July 4<sup>th</sup> weekend.
- F. Potential Bulletin board reduction/replacement. Move to next meeting.

- G. Open Item List. New open item list will be sent around for comment and attach to next agenda. Will include storm water control and other items gathered from the residents.
- H. 5 yr Roads Plan. No Discussion
- I. Stormwater Plan. No Discussion

## **5. FUTURE MEETING SCHEDULE**

May 22 (Final Budget Approval)  
July 17

## **6. CLOSING PUBLIC COMMENT**

Maryellen Hawkins 1020 Alpine: At the entrance to Skyland there is some concrete that was knocked loose from the new storm drain on Hwy 50 outside the north side of the entrance. Is that NDOTs responsibility?

## **7. ADJOURNMENT**

Motion to Adjourn: Trustee Nyre, Second: Trustee Beaulieu. Unanimously approved.

## **NON-DISCRIMINATION STATEMENT**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

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](mailto:program.intake@usda.gov)