

SKYLAND COMMUNITY ASSOCIATION
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ANNUAL PROPERTY OWNERS MEETING

MEETING MINUTES – July 7th, 2024

Board Members Present:

Carol Ann May
Tom Heine
Steve Gibbs
Bill Leer
Melissa Belkin

Others:

Mike Billingsley – Manager
Approximately 70 property owners

INTRODUCTIONS

Carol May opened the meeting at 4:06 p.m. Carol introduced herself and the other Board members. Carol asked members in attendance to introduce themselves and all did in turn.

APPROVAL OF MINUTES OF 2023 ANNUAL MEETING

Elliott Pew made a motion to dispense with the reading of the minutes and to approve the minutes of the 2023 Annual Property Owners Meeting. Tom Heine seconded the motion and the motion was approved by acclamation.

FINANCIAL REPORT

Tom Heine presented the financial report, including a review of the Balance Sheet and proposed 2024 budget. Tom summarized the balance sheet, including the cash and the performance deposit accounts. The Capital Budget for 2024 was reviewed along with the Ten-Year Capital Plan.

Dan Brown made a motion to accept the 2023 Financial Report as presented. Karen Allen seconded the motion. The motion was approved by acclamation.

Dan Brown made a motion to approve the 2024 Operating and Capital Budgets as presented. Karen Allen seconded the motion. The motion was approved by acclamation.

ELECTION OF ONE DIRECTOR

Carol May stated that one seat was open on the Board, carrying a term of 3 years. By acclamation, the owners unanimously approved Bill Leer to serve on the Board of Directors.

COVENANT CHANGE

Carol May discussed the covenant change to allow for gas firepits and other outdoor gas fire appliances. Carol stated the votes received were in favor of the change but was 17 votes short of the required 67% participation required. The Board decided to petition the Court for the change and the change was granted. The Skyland Protective Covenants have been changed to allow for gas firepits and other outdoor gas fire appliances.

SKYLAND METROPOLITAN DISTRICT/EAST RIVER REGIONAL SANITATION DISTRICT UPDATE

The manager provided the owners with an update on the activities of each District;

Skyland

The District continues its work on long-term road and water plans. Crack sealing and painting has been completed for the year. Two sections of bike path will be replaced in 2024. The section along Slate River Drive and a section along Skyland Drive.

There is a large beaver dam in the Slate River. Neighbors in the area formed a group last fall and asked the Skyland Metropolitan District not to remove the beaver and to work with their group on alternative actions if the dam becomes a hazard. The District agreed not to take any action and is currently monitoring the potential problem areas and awaiting a proposal from the river group for alternative actions if problems arise

Future projects include a new water storage tank above Lake Grant, a District maintenance shop on Slate River Drive, and a pipeline development for the East River well water supply.

East River

The District continues updating the Master Plan and Capacity Planning Study. The District is looking at options and analyzing costs for the future upgrade of the wastewater treatment facility.

Skyland Design Review Manager

Theresa Henry has started with Skyland as the new Design Review Manager. Theresa will coordinate and oversee the design review and construction process from beginning to end, working with the Design Review Committee, Homeowners, Architects, and Contractors.

RATIFY THE 2023 ACTIONS OF THE BOARD

Jim Calvin made a motion to ratify the 2023 Actions of the Board. David McKenney seconded the motion. The motion was approved by acclamation.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE MEMBERSHIP

Scott Trotter asked about “mini split systems” which would be part of the design review process. Parking on Brush Creek was discussed, the manager stated that discussions with the County did not result in any action for changes or additional parking. Speed signs on the bike paths were discussed, the Board will look into implementation.

ADJOURN

At 4:52 P.M., Karen Allen moved that the meeting adjourn. Kent Fulton seconded the motion and it passed with a unanimous vote.