

SEVERN CREST HOA
BOARD OF DIRECTORS MEETING MINUTES
January 13, 2025

Attendees:

HOA Board Members: Marion Biggerstaff, Director/Laura Ellis, Director /Jim Rymer, Treasurer, /Jay Scull, Secretary

Residents attending: Anne Handy, Martin Handy

Call to Order: The meeting was called to order by Jay Scull at 6:00 PM at Martin and Anne Handy' s home

- **Treasurer's Report:** - As of 1/13/25

Checking Account: \$ 11,900

Savings Account: \$ 476.96

Per Jim: 33 of the 45 homes have paid the annual assessment: one family has not paid the special assessment of \$150.

- **Architectural Committee Report:** No new submittals reported. Any change or proposed change to a homeowners property must be submitted to the Architectural Review Committee for approval at least 30 days prior to the start of work. A copy of the Architectural request form may be downloaded from the Severn Crest website.

- **Koch Homes Severn Reserve Community:** No recent incidents of speeding have been reported.

- **Villas at Severn Crest Development:** Previous Information- Jay requested and obtained the letter dated 9/11/24. P&Z has approved Dewberry' s application on three conditions. By 9/11/25, they must address five remaining outstanding P&Z comments, obtain all permits, and submit a digital record plat.

No Update at this time

- **Route 170 widening:** Previous Information: - The design is 80% complete. An environmental permit was expected to be approved by April 2024. As stated before MDOT has budgeted 568K in 2024 and 2025 for Engineering and Right of way, but no construction funds are included in the budget. Gina Goettler is the new Project Manager. The latest SHA evaluation of the safety and traffic operations at the intersection of Rt.170 and Minnetonka Road again showed that the intersection does not qualify for a traffic light. SHA is planning to install a painted channelized island with Kwik curb and Do Not Block Intersection operation. Jay has sent e-mails to Gina Goettler regarding support for the traffic light and Amit Joshi, PE with respect to the installation plans.

No update at this time

- **Old Business:** (1) Legal action for removal of underage child- Previous Information- At the Annual HOA meeting on 6/1/24, the Board announced it had incurred expenses of slightly over \$2000 in this effort and would assess each household \$150 to restore the budget and pursue action with a different lawyer who will seek a court injunction against the non-complying resident. The Board has received the \$150 assessment from 44 of the 45 households and has retained a new lawyer who is proceeding with a complaint in the AACO Circuit Court.

Update- The complaint was entered in the AACO Circuit Court and the defendant failed to respond by 12/21/24 as required. The Lawyer will be filing for default.

(2) Speeding- Previous Information- A few of our residents, among others, are speeding on Minnetonka at Truitt Lane and not coming to a full stop at Truitt lane. Others are speeding on Truitt lane. Regarding this, Jay still intends to follow up with Lt. Mc Graph who attended the Annual HOA meeting about the placement of a portable flashing light speed sign on Minnetonka Road and request an officer to patrol our neighborhood. (3) Our concerns about the need for a traffic light were discussed with Quanesha Richardson, AACO Community Engagement officer. Quanesha stated she would talk with the AACO Traffic Engineer and Allison Pichard. Jay still plans to follow up with Quanesha.

No update at this time

(3) Dog feces left on side of road- One recent incident of a bag with feces was reported.

(4) Risk of trees falling at 7726 and 7728 Buckingham Nursery Drive- The residents took action.

(5) Jay was at last successful in having AMTRAC via MD MTA drop two trees.

(6) The use of 30 approval votes by e-mail to make proposed changes to the HOA covenants was again discussed. Jay still plans to issue an e-mail requesting a community wide vote to approve the process.

(7) AACO school buses on Truitt Lane- Bus 394 was reported to the county. No recent incidents have been reported.

- **New Business:** No new items

- **Homeowners Comments:**

None

- **Next Meeting:** The next meeting will be held at Anne and Martin Handy's house on March 3rd, 2025. Notice to follow.