

**SEVERN CREST HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
September 16, 2024

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**Attendees:**

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

**Residents attending:** Anne Handy, Christine Henry, Pam Mazur, Suzanne Rymer, Linda Satosky, Margaret Surette, Nelson Surette

**Special Guest attending:** Quanesha Richardson, Community Engagement Officer, Office of the AACO Executive

**Call to Order:** The meeting was called to order by Jay Scull at 6:00 PM at Jim Rymer' s home

- **Treasurer's Report:** - As of 9/16/24

Checking Account: \$ 8417

Savings Account: \$ 477

Jim expects remaining expenses for the year to be about \$3000 pending legal expenses.

- **Architectural Committee Report:** A request for a front railing installation was approved. 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:** A blue SUV has been seen speeding on Truitt Lane. It was suggested that the Board send a letter to the resident. Jay will contact Justin Coombs, Severn Reserve HOA President regarding this matter.

- **Villas at Severn Crest Development:** Previous Information- On 1/5/24, Dewberry requested an extension to 7/17/24. Dewberry was granted an extension to 7/17/24. Jay spoke with Teresa Russin of P&Z on 7/24/24 and confirmed that Dewberry did submit their responses on time. P&Z had 60 days to review and issue another letter to Dewberry.

Update- 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.

- **Route 170 widening:** Previous Information: - Chau Chim, replaced Eric Florence at HOA. 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. Chau Chim is no longer with SHA. Gina Goettler is the new Project Manager. The MD State Highway Association (SHA) issued an announcement by mail of an 170 Project Open House. Several Severn Crest residents attended the Open House on 6/27/24. Allison Pickard, AACO Council President and the AACO Head of Transportation met with SHA and presented the need for a traffic light at the intersection of 170 and Minnetonka Road. Severn Crest residents can help by sending an e-mail requesting the light to [GGoettler@mdot.maryland.gov](mailto:GGoettler@mdot.maryland.gov).

Update- At least four e-mails were sent to Gina Goettler by Severn Crest residents. Jay will seek more information from Gina.

- **Old Business:** (1) Legal action for Compliance with Severn Crest Covenants- 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.

Update- 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.

(2) 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 needs 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.

- **New Business:** (1) The use of 30 approval votes by e-mail to make proposed changes to the HOA covenants was discussed. Jay will issue an e-mail requesting a community wide vote to approve the process. (2) The Board would like the homeowner to see if his insurance company would pay for the dropping of the two large trees on common ground from falling on his home at 7726 Buckingham Nursery Drive. (3) Jay is pursuing AMTRAC via MD MTA to drop two trees.

- **Homeowners Comments:** 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 Pickard.

- **Annual Picnic:** The annual picnic is planned for October 5th with a contingency date of October 12th. Notice to follow shortly.

- **Next Meeting:** The next meeting will be held at Jim Rymer's house on November 5, 2024. Notice to follow.