

**MINUTES OF ANNUAL MEETING
Of
SEVERN CREST HOMEOWNERS ASSOCIATION**

Saturday, May 20, 2023

The Board of Directors having determined that a quorum had been reached, the meeting was called to order at 10:00 am at the Community Lot at the corner of Minnetonka and Buckingham Nursery Roads.

Brett Tyler, President and member of the Board of Directors of the Homeowners' Association, welcomed everyone to the meeting. The meeting proceeded as follows.

Introduction of Severn Reserve HOA Members

Brett introduced three members of the newly formed Severn Reserve HOA for the 19 new homes at the extended end of Truitt Lane. Justin Combs, President stated that their HOA would be happy to work in concert with ours.

Discussion with Mark Chang

Brett then introduced Mark Chang, our former State Representative for District 1. Although no longer our representative, Mark still is available to discuss our concerns and support them when and where possible. Mark was invited by Board Member Laura Ellis who has a long working relationship with him from her prior neighborhood. Bob Burash and Jay Scull have also known Mark for many years, and Mark has attended our meetings in the past. Mark answered several questions from the homeowners and asked that we send him the list of our concerns along with those from Severn Reserve.

Treasurer's Report

Next Jim Rymer, Treasurer, gave his report. Jim stated that we exceeded our 2022 budget of \$9000, due to a missed 2021 billing from Mc Donough Farms for mowing and unbudgeted costs for the horseshoe pit and a website update. This required transfer of funds from our savings account. Jim also noted that we have not raised our annual HOA dues since 2014 although the Board has authority to raise it by 10% per year. He will propose that the Board raise it by 10% this year. (This will amount to \$20 per household). As of 5/20/23, the HOA currently has \$3852 in its checking account and \$3327 in its savings account. Jim plans to request new bids for landscaping in October.

Architectural Committee Report

Brett presented the report for Don Ayres, Architectural Committee Chairman, who was unable to attend the meeting. During the last year, there were 4 requests and 4 approvals. One was to install a patio under a rear deck, one was to install a dog fence, one was to install a front porch rail, and one was to install driveway end walls. As a reminder, any change or proposed change to their property must be submitted to the Architectural Review Committee for approval at least 30 days prior to the expected start of work. No work may start until written approval is received. If you need an architectural request form, one can be downloaded from the Severn Crest website.

And remember to consult the Severn Crest covenants to be sure if your request complies. See section 2 of the declaration of covenants for a description of the requirements,

Area Development Status

Koch Homes – The development is essentially complete, and all the homes are now being occupied. The minor damage to our property is still unsatisfactorily resolved by Koch Homes. This includes the corner repair at Truitt and Minnetonka and the bill for the sprinkler repair across the street. The number of children and adults from the new homes walking through our property has not been a problem nor has the additional traffic on Minnetonka and Truitt Lane. In fact, our new neighbors have been quite friendly. There has been some concern about speeding, and the new Severn Reserve board members at the meeting also expressed theirs.

Villas at Severn Crest – Brett asked Jay Scull to speak. Jay has followed the project since 2016 when we mounted a protest with 200 petitions, but lost the fight to stop the special exception that allows the 20 bed assisted living facility and 46 town houses. The most recent development is that Dewberry, the engineering firm for the Villas has apparently dropped the 20 bed assisted living facility from the project. As a result, Planning and Zoning has given Dewberry until June 15, 2023 to submit a new application. With that change, it seems that the zoning should revert back to R1 and R2. As thirteen acres of the 22-acre property are zoned R1 and one acre is zoned R2, this should only allow a total of 15 dwellings as the remaining six acres are zoned open space. And another special exception should not be allowed without the assisted living facility. Jay plans to follow up with P&Z after 15 June 2023 to see if Dewberry submits a new application or the old one is denied.

Route 170 Widening- Jay next addressed the status as he has been in contact with Erich Florence at SHA. The SHA study completed last year concluded there was not enough traffic to have a traffic light installed at Minnetonka and 170. In addition, the design evaluation completed this year concluded there was not enough space to include a left turn lane onto 170 from Minnetonka. However, with the widening of 170 to four lanes there will be a dedicated right turn lane onto Minnetonka and visibility to the North will be improved. Also widening of 170 from the liquor store all the way to the fire hall past 174 should ease the backups on 170 that occur at Minnetonka. Jay last spoke with Erich in late April, and he stated that SHA is projecting to release an announcement in the spring of 2024 that will define the final design and release the schedule for completion of the widening of 170.

LDC Grant

Jay also provided status of the just under \$40,000 LDC grant for the construction and installation of the Truitt Lane Drainage System behind the house at 7822 Truitt Lane. Bob Burash and Brett Tyler accompanied Jay when he made a presentation to the LDC in support of the grant application on 3/15/23. It appears to have gone well, and the funding is expected in June 2023.

Discussion with AACO Police Officers

Brett introduced the two AACO Police Officers, Lt. Peterson and Officer Diggs, who attended. Lt. Peterson stated that it was important to lock our cars and close our garage doors. He answered several questions including whether an officer could be stationed in Severn Crest to deter or catch speeders on Minnetonka and Truitt Lane. He stated that Officer Diggs would routinely patrol our neighborhood. He said he would try to have another portable flashing speed sign posted on Minnetonka in Severn Crest. The possibility of installing speed bumps was

discussed again, but the amount of traffic still may not be sufficient to warrant them. The construction at 170 and 174 was discussed, and the dangers associated therewith. The possibility of a traffic light at Minnetonka and 170 was raised again although it is not within the purview of the Police Department. Last year Sgt. Richardson who attended noted that our community was relatively safe and has not needed much attention, but advised all to report any suspicious activities as quickly as possible via 911. As for minor problems he requested that we use the non-emergency number 410-222-8610.

With the thanking of the Police Officers for their support and their departure, Brett proceeded to the remainder of the agenda.

HOA Board Member Election

As there were no nominations for the Board Member to replace Brett whose term has expired, Brett asked for a volunteer. No one volunteered, and it was decided to extend the appeal for a volunteer with an election to follow to June 20, 2023.

Community Picnic

As in the past, the Board will host a community picnic in the community lot in the early October time frame. Notice will be provided by the Board in September.

Community Comments

Cathy Overmyer expressed concerns about weed control spraying, the related costs to the community, and potential harm to insects and wildlife. Cathy Overmeyer and Christine Handy spoke of the speeding on Truitt Lane. Martin Handy suggested that barrier poles could be placed on 170 to prevent drivers from following the right turn lane past Minnetonka. Suzanne Rymer asked if she could trim back the bushes at the Minnetonka/170 intersection for improved visibility to the North. Anne Handy noted that she had attended the AACO Police Academy. Maria Aceituno thanked the speakers who attended the meeting and also the members of the Board for their service.

Closing of Meeting

There being no further business, the annual meeting of the Severn Crest Homeowners' Association was concluded at 11:30 am.

Respectfully submitted by Jay Scull,

Secretary on behalf of the Board of Directors