

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

Saturday, June 1, 2024

The meeting was called to order at 10:00 am at the Community Lot at the corner of Minnetonka and Buckingham Nursery Roads.

Jay Scull, Secretary and member of the Board of Directors of the Homeowners' Association, welcomed everyone to the meeting. The meeting proceeded as follows.

**Discussion with AACO Police Officer**

Jay introduced Officer Lt. McGrath, who attended for the AACO Police. Lt. McGrath stated that our neighborhood is relatively safe perhaps due to our secluded location and has not been noted to have any significant crime. He answered several questions including whether an officer could patrol Severn Crest to deter or catch speeders on Minnetonka and Truitt Lane. Debbie Biggerstaff asked him about the dangerous conditions at Minnetonka and Rt/ 170 such as vehicles using the right lane to drive though the intersection on the shoulder. He stated he would see about monitoring the intersection and ticketing offending drivers. Signage that the right lane is for right turns only would need to be addressed to SHA. He also stated that an officer would patrol our neighborhood if requested. He said he would investigate having 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 is not 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. We should report any suspicious activities as quickly as possible via 911. As for minor problems, use the non-emergency number 410-222-8610.

**Introduction of Severn Reserve HOA Members**

Jay welcomed the President and Treasurer of the Severn Reserve HOA for the 19 homes at the extended end of Truitt Lane. Justin Coombs, President stated that their HOA would continue to work in concert with ours. He has reminded his residents not to speed through Severn Crest on Truitt Lane and Minnetonka Road.

**Treasurer's Report**

Jim Rymer, Treasurer, gave his report and provided handouts. Jim stated that we exceeded our 2023 budget of \$9000, due mainly to increased costs for Grounds Maintenance and dead tree removals. This required transfer of more funds from our savings account. Jim also noted that we did not raise our annual HOA dues of \$200 per household from 2014 until this year although the Board has authority to raise it by 20% per year. (The dues for 2024 were increased from \$200 to \$240 per household). Jim stated the legal costs we have incurred from last year and this year currently amount to slightly over \$2000 in seeking to have one owner comply with our covenant that no child under 19 may reside in Severn Crest. As a result, the Board will act to assess each household \$150 as approved by the email vote late last year. This will allow us to meet our budget, allow further legal action needed and add funds to our savings account for any other

unexpected expenses. As of 5/18/24, the HOA currently had \$4204 in its checking account and \$476 in its savings account.

### **Architectural Committee Report**

Don Ayres, Architectural Committee Chairman, who was present, elected to have Jay review the years requests. During the last year, there were 10 requests and 10 approvals. Five requests were to install front porch step railings, one to replace a mailbox, one was to refigure a solar array panel, one was to install a backup generator, and one was to replace a front sidewalk. One other was a re-approval of a basement egress door, originally approved 1/4/18. 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**

Villas at Severn Crest - Dewberry Engineering's responses to the latest round of comments from AACO Planning and Zoning are due by 7/17/24. Jay will follow up with P&Z to see if they are submitted by that date and to learn what follows. The community of 45 townhouses will be 55+, but will not have an assisted living facility and is not expected to be started for at least one to two years from now.

Route 170 Widening- Jay has been in contact with a new contact with SHA. Chau Chim has been replaced by Gina Goettler, who said that there will be a community meeting to provide information on the project. ( NOTE: An open house will be held on 6/27/24 from 5 to 7 PM at Meade Heights Elementary School). 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.

### **LDC Grant**

Jay reported that the project is complete. Grading and sodding of the new swale behind 7822 Truitt Lane was completed on 3/22/24. Paving and widening of the shared driveway between 7820 and 7826 Truitt Lane was completed on 5/7/24.

### **HOA Board Member Election**

There was no formal election. By a show of hands, Marion Biggerstaff was elected to a three year term as HOA Board Director. As there were no volunteers, the Board will continue to be without a President. It may become necessary to contract a management agent if this matter is not resolved. This would require a substantial increase to our yearly HOA Dues.

### **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.

### **Severn Crest Pop-Up Book Club**

Laura Ellis stated that the next book for the Severn Crest Pop-Up Book Club will be Lessons in Chemistry by Bonnie Garmus. The date, time and location of the book club meeting will be announced via e-mail and the Severn Crest Face Book page.

### **Community Comments**

(1) Debbie Biggerstaff and several homeowners mentioned they were pleased with the Community Yard Sale organized by Dee Strait and suggested that the Board consider reimbursing her for her out-of-pocket expenses and making this an annual event. (2) David Thompson questioned why the Architectural Committee requires submittal of requests for installation of Solar Panels. David also asked if the Board had an emergency plan for unexpected expenses such as snow removal. The Board will discuss these questions at the next HOA meeting. (3) Dee Strait asked if the grass near the pond at the end of Buckingham Nursery Drive was being cut. Answer yes. (4) Maria Aceituno said the trees behind the Severn Crest sign need to be trimmed. The Board will discuss this at the next HOA meeting. Maria again thanked the speakers who attended the meeting and also the members of the Board for their service. (5) Bob Burash announced that he has ALS. Bob, we wish you well and thank you for your prior service to the Board and continued support of the community. (6) The Board and the attendees thanked Brett Tyler for his extended service as Board President.

### **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