**SEVERN CREST HOA**

**BOARD OF DIRECTORS MEETING MINUTES**

March 18, 2024

**Attendees:**

**HOA Board Members:** Brett Tyler, President /Marion Biggerstaff, Director/ Laura Ellis, Director/Jay Scull, Secretary

**Residents attending:** Debbie Biggerstaff**,** Bob Burash, Christine Henry, Cathy Overmeyer, Debra Strait, Margaret Surette, Nelson Surette

**Call to Order:** The meeting was called to order by Brett Tyler at 6:00 PM at Marion Biggerstaff’s home

* **Treasurer's Report**: Jay Scull for Jim Rymer -As of 3/18//24
  + - Checking Account: $ 8749.55
    - Savings Account: $ 476.96
* **Architectural Committee Report**: No new submittals reported by Don Ayres. The Architectural Request Form can be downloaded from the HOA website.
* **Koch Homes Severn Reserve Community:** Previous Information- Because Brett established contact with the new HOA for the Koch Home residents of Severn Reserve, the president and two board members attended our Annual Meeting on May 20, 2023, their President Justin Combs expressed his willingness to work with us. At the HOA meeting on 11/6/23, there were no reports of speeding. At the HOA meeting of 1/22/24, speeding was reported again and Brett stated he would contact Justin.

Update- There was a new report of speeding. Brett has been trying to contact Justin Combs but it may be that Justin is no longer HOA President. Further information and action to be pursued.

**● Villas at Severn Crest Development:** Previous Information**-** P&Z issued its latest letter to Dewberry on 11/20/23 with 20 pages of comments. Submittal of responses was due by 1/19/24. On 1/5/24, Dewberry requested an extension to 7/17/24.

Update- Jay Scull called P&Z on 3/12/24 and found that the Planner Teresa Russin was out on maternity leave. A P&Z representative called Jay on 3/13/24 and stated that Dewberry had been granted an extension to 7/17/24 as requested. Jay will follow up again in July to see if the responses were submitted.

**● Route 170 widening:** Previous Information: - On 11/22/23, Jay contacted MDOT SHA and talked with Chau Chim, who replaced Eric Florence. She said the design was only 80% complete. An environmental permit was needed and was expected to be approved by April 2024.

Update- Jay Scull tried to call Chau Chim of SHA on 3/14/24 and left a message. 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. Jay will continue to call for an update.

**● LDC Grant:** Previous Information- On 11/15//23. Jay was advised by James Haught that a revised Standard Grading Plan (SGP) and a application for the swale was required. On 11/17/23, Jay submitted the revised SGP and an application for the swale to James. The swale was approved on 12/18/23, but Jay did not a notification until 1/8/24. Jay met with Rich Seitz of Storm Water Facilities and obtained a new quotation that included the swale but also included repaving the shared driveway with a slight slope to improve drainage. Jay submitted the quotation to Shawn Rice of ACDS on 1/12/24, Jay is awaiting approval of a reallocation of the grant funds by ACDS.

Update-On 2/5/24., Jay Scull received the approved amendment to the grant that funds the swale and the repaving of the shared driveway. Jay has been in touch with Rich Seitz of Storm water Facilities who expects to start work in late March.

**● Old Business**:) Legal action for Compliance with Severn Crest Covenants- Previous Information-The Board allocated $700 from the 2023 HOA budget and authorized a law firm to send a letter seeking compliance to the age restrictions to the resident who is in violation. The letter was approved by the Board and sent by certified mail on 10/31/23. The resident had 30 days to comply from receipt of the letter. In December 2023, the Board sought homeowners’ approval by e-mail vote of a one-time assessment of $150 per household, for further legal expenses if needed to bring the violating resident into compliance. On 12/15/23,the assessment was approved by a majority 2/3rds vote of the homeowners with 27 approvals. Three homeowners voted to disapprove and 15 did not respond. The HOA Attorney is preparing court action in an attempt to have the underage resident removed. Collection of the fees referenced above will be delayed until the costs are actually incurred.

Update- An attorney flor the non-complying resident responded to our attorney that our HOA Board had given its client a waiver.Our attorney asked for proof, but since there is none and none has been provided, the Board plans to pursue further legal action unless the resident removes the underage child.

● **New Business**: (1) A few of our residents, among others, are speeding to the stop sign on Minnetonka at Truitt Lane and not coming to a full stop . We will report them to the county police if this continues. (2) There are additional incidents of bags of dog feces being left at the side of the road, on homeowners property and on the common lot. Signs will be posted in the community lot. And If this continues, the name or names of offending residents will be made public to the community.

**● Homeowners Comments:**  (1) It was noted that our long time resident Pam Mazar is recovering at home now from her recent illness. (2) Gary Surette is still undergoing rehab at Autumn lakes in Towson (3) Our new neighbor Debra Strait has suggested we conduct a Community Yard Sale. (4) Laura Ellis noted the success of the recent Book Club meeting.

**• Next Meeting:** The next meeting will be held on April 29, 2024 at Nelson Surette’s house. Notice to follow.