

**SEVERN CREST HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
APRIL 24, 2023

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**Attendees:**

**HOA Board Members:** Brett Tyler, President /Bill Whitham, Director/Laura Ellis, Director/Jim Rymer, Treasurer/Jay Scull, Secretary

**Residents attending:** Bob Burash

**Call to Order:** The meeting was called to order by Brett Tyler at 6:00 pm at his home.

- **Treasurer's Report:**
  - Checking Account: \$ 3326.77
  - Savings Account: \$ 3851.59
  
- **Architectural Committee Report:** There were no new architectural change requests reported from Don Ayres. A request for Solar Panels is pending. The Architectural Request Form can be downloaded from the HOA website.
  
- **Koch Homes Community Development:** Koch Homes had agreed to correct any damage that occurred. Brett Tyler contacted the office of Allison Pickard, our AACO District 2 representative. As a result, Koch Homes repaired the damage to the pavement at the corner of Truitt lane and Minnetonka Road. We will submit the bill for replacement of the sprinkler head at Minnetonka to Koch and Allison's office. Brett established contact with the new HOA for the Koch Home residents of Severn Reserve. The Board will seek a joint meeting with the new HOA in the future.
  
- **Villas at Severn Crest Development:** Previous Information-Dave Katz, Attorney for Hogan Properties has sought to prevent having to submit another Special Exception and to conduct a community meeting due to the change to the final plan that moved the assisted living facility from the Northeast to Southeast corner of the site. Dewberry submitted the responses to the 7<sup>th</sup> extension since 2016 by 10/18/22 as required. P&Z reviewed the new responses and sent another letter to Dewberry on 12/2/22. The letter contained 30 pages of unaddressed comments and P&Z gave Dewberry until 1/31/23 to respond to all of them. As this would be in response to the 8th submittal by Dewberry, P&Z stated that Dewberry has exhausted the allowed administrative time extensions, and a modification for any more time extensions must also be approved by 1/31/23. And the letter was signed by the head of P&Z instead of the Senior Planner. The applicant has also not responded to the issues of a new Special Exception or another community meeting. Jay Scull contacted Teresa Russin on 2/28/23 by e-mail and confirmed that Dewberry submitted the responses by 1/31/23. P&Z has 60 days to respond to Dewberry, and Jay will follow up with Teresa after March 31, 2023.

Update- Jay Scull obtained a letter that P&Z sent to Dewberry on 3/15/23. The letter stated that P&Z informed Dewberry by e-mail on 2/3/23 that Dewberry's decision to remove the 20- bed assisted Living Facility from the proposed sit plan was a

significant change from the original application, and a new application for the Final plan was required. If the new application is not submitted by 6/15/23, P&Z will determine whether or not the application will be denied. Jay will follow up with P&Z after 6/15/23

- **Route 170 widening:** Previous Information: -Erich Florence of SHA was looking to see if there is enough width to accommodate a two way left turn lane, ideally separated by a concrete island, off of 170 into Minnetonka and into Morgan Station in the center of the roadway. This might also allow us to pull out from Minnetonka and sit in the left turn lane until the North bound traffic clears. Erich was also unaware of the Villas of Severn Crest when SHA looked at the volume of traffic from the side streets and this might affect the warrant decision for a traffic light. Jay followed up with Erich in December for further information but Erich was dealing with year-end activities and had no further information. Jay spoke with Erich on January 5, 2023 and he said he would try to give us another update before our January 16, 2023 meeting. Erich responded by e-mail on 1/20/23 and stated that their design consultant has been assigned the task to evaluate the design proposed above. On March 11, 2023, Jay Scull, Bob Burash and Laura Ellis attended the AACO Annual Budget meeting conducted by Council Member Allison Pickard and the County Executive Stuart Pittman. They testified in order regarding the many nearby developments including the proposed Villas at Severn Crest and the need for a traffic light at 170 and Minnetonka Road. At the end of the meeting County Executive Pittman acknowledged our testimonies and noted that Council member Pickard has been following the traffic light matter with SHA. Jay followed up by phone on with Erich on 2/28/23. Unfortunately the above design evaluation did not support the two way left turn lane, ideally separated by a concrete island. He offered that there would be a dedicated right turn lane from 170 into Minnetonka and that the widening to four lanes would improve our visibility to the North and South when turning left from Minnetonka to 170. Also 170 will be widening from the liquor store all the way to the fire station beyond 174. This should ease the backups on 170 that occur at Minnetonka. Erich also stated that after construction traffic flow will continue to be monitored, and if there is sufficient traffic or accidents a traffic light might be finally justified.

Update- Jay Scull spoke with Erich Florence on 4/20/23. Erich stated that the design was 90% complete, but he was reluctant to provide a diagram of the intersection until it was complete. He said SHA is projecting to release an "Advertisement" in the spring of 2024 that would define the design and the schedule for completion. As Erich is leaving SHA at the end of May, Jay will seek to find a new contact before he leaves.

**LDC Grant:** Previous Information-The official award of \$10,400 for design and permitting of the Truitt Lane Drain Improvement project was received on June 25, 2021. The design was completed in December 2021, and Bayland submitted the Design and Permitting Plan to AACO. Bayland received the approval letter for permitting from AACO on 1/6/22. Jay Scull generated a statement of work in March and began seeking quotes from three contractors. The quotes based on the design will be used for submittal with the next grant application in early fall for construction of the drain system. Since that time Jay has been able to have three contractors visit the site and has received the three quotations needed for the application. The FY2024 grant application period opened on 11/8/22, and Jay prepared the application for the almost \$40,000 installation costs which will be awarded in 2023. The application was completed and submitted on 12/7/22. On 2/6/23, Jay Scull received an invitation from Laura Shaffer of ACDS to make a presentation to the LDC at the Severn Library on 3/15/23 at 6PM.

Update -. Jay Scull made the presentation to the LDC on 3/15/23. Brett Tyler and Bob Burash attended with Jay. It seemed to be well received, and we could receive the funding as early as May or June 2023.

- **Old Business:**

(1) The Board issued a statement of Severn Crest Trash collection Guidelines as follows- To maintain the attractive appearance of our community, trash and recyclable containers should be placed out after 6PM the night before the collection day and removed from public view by noon of the following day.

(2) Brett Tyler contacted Koch Homes and they agreed to send a notice to the residents of Severn Reserve regarding cleanup while walking their dogs through our neighborhood.

(3) A fallen tree and one dead one on the common ground near Ram Bhagat's house have been removed by a contractor for the Board.

- **New Business:** Brett Tyler's HOA board term expires May 2023. A new Board member is needed to replace him. We are seeking someone to replace him and also to be our new President. If the Board cannot be supported, we may be required to contract a management firm that would be paid for with an assessment to the homeowners.

- **Homeowners Comments:** Laura Ellis stated that the next Severn Crest Pop-Up Book Club Meeting, will be held at 3PM on May 6, 2023 at Cathy Overmeyer's house

- **Next Meeting:** The Seven Crest Annual Homeowners Meeting is planned for Saturday, May 20<sup>th</sup>. Notice to follow.