

**SEVERN CREST HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
NOVEMBER 7, 2022

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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:** Suzanne Rymer

**Call to Order:** The meeting was called to order by Brett Tyler at 6:00 pm at Jim Rymer's home

- **Treasurer's Report:**
  - Checking Account: \$ 947.53
  - Savings Account: \$ 4079.12
  
- **Architectural Committee Report:** There were no new architectural change requests reported from Don Ayres. The Architectural Request Form can be downloaded from the HOA website.
  
- **Koch Homes Community Development:** The last two homes are complete and the common area is being finished. At the end of construction, Koch Homes is to correct any damage that occurs. Residents should take pictures and report any damage to the HOA. The Board will seek to establish contact and liaison with the new HOA for the Koch Home residents of Severn Reserve when it is established.
  
- **Villas at Severn Crest Development:** Previous Information- Dewberry re-submitted the revised final plan on 12/13/21 and P&Z responded by 2/7/22. Another long list of comments was to be addressed by Dewberry by 4/7/22. Jay Scull contacted P&Z on 4/14/22 and found that the project had been reassigned from Karen Llanes to Teresa Russin. On 4/18/22 Teresa responded that the responses had been received, and that a new review letter should be released to Dewberry in mid May 2022. On May 11, 2022, a new review letter was sent to Dewberry with comments due by 7/10/22. Dewberry resubmitted on 7/8/22. On 8/19/22, another review letter was sent to Dewberry and responses were due by 10/18/22. Dave Katz, Attorney for Hogan Properties is still seeking 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.  
  
Update- Dewberry submitted by 10/18/22 as required. P&Z is reviewing the new responses and will send another letter to Dewberry by 12/2/22. Jay Scull will follow up with P&Z in December 2022.
  
- **Route 170 widening:** Previous Information: Erich Florence and Brian Ehlich from SHA attended the HOA meeting on March 14, 2022. Erich stated that design work resumed in November to bring it from 65% to 100% complete. Previously Erich had reported that there will not be a raised median at the intersection of Minnetonka and 170. Erich also stated that the widening of 170 could be completed as early as mid- 2023. The SHA traffic section is conducting another study to see if the intersection qualifies for a signal. Jay Scull spoke with Erich on 4/14/22. On 4/18/22, Erich responded by e-mail that the traffic study (signal warrant analysis) should be completed by June. It was being

delayed by the construction at Severn Crossroads (the 45 town homes and 3 retail sites at Rt. 170 and Reese Road). He also said that a right turn must turn right on 170 at Minnetonka Road would not be warranted, but it might be possible to install arrow pavement markings and maybe a painted channelization to enhance the right turn bay. A spot speed study (part of the traffic study) will determine if the speed limit should be lowered. Jay followed up with Erich in June 2022 and found that the study was still in process. On 9/9/22, Jay called Erich and found the results of the study did not show enough side street traffic to warrant a traffic signal (light) and would look at the crash history at the intersection.

Update- Erich met with the HOA Board in a separate meeting on 11/7/22. He said the crash history as well as the traffic study was insufficient to warrant the signal. However, he showed us the current design that calls for four thru traffic lanes plus a dedicated right turn lane into Minnetonka Road and another right turn into Morgan Station Road. (Previously he had stated that a right turn must turn lane would not be warranted - See above).

He is also 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 will follow up with Erich in December for further information.

- **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.

Update-The FY2024 grant application period opens on 11/8/22 and Jay will prepare the application for the \$40,000 installation costs which will be awarded in 2023. The application must be completed and submitted by 12/16/22.

- **Old Business:** The Annual Picnic was held on October 22, 2022 as planned. Over 30 people attended and enjoyed the good weather, food and company.
- **New Business:** None
- **Community Comments:** It was noted that a non-resident male has been seen often smoking while sitting in on the community lot benches.
- **Next Meeting:** The next meeting will be January 9, 2023 at 5PM at Jim Rymer's house. Notice to follow.