

SEVERN CREST HOA
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 16, 2023

Attendees:

HOA Board Members: Brett M. Tyler, President /Bill Whitham, Director/Jim Rymer, Treasurer/Jay Scull, Secretary

Residents attending: Bob Burash, 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: \$ 5120.59
 - Savings Account: \$ 3326.68

- **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 as well as the common areas are complete. Koch Homes had agreed to correct any damage that occurred at the end of construction. Residents should take pictures and report any new 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. The HOA is currently being administered by Koch Homes.

- **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 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 has given Dewberry until 1/31/23 to respond to all of them. As this was in response to the eighth 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 will follow up with P&Z in February 2023.

- **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. 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).

Update-Erich was 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 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.** Jay will follow up with Erich in late February 2023.

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.

- **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 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. The announcement of the award is expected in the spring of 2023.

- **Old Business:** A non-resident male has been seen often smoking while sitting in on the community lot benches. No further sightings have been reported.

- **New Business:**

(1) The Board agreed on the 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 at sundown 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) Brett has also been in contact with Koch regarding the resolution of damage caused by their construction. More to follow.

- **Community Comments:**

(1) Brett received comments regarding attendance of its board members at the last picnic. The Board is planning to improve its attendance next year.

(2) The Board hopes more residents will be able to attend future HOA meetings.

- **Next Meeting:** The next meeting will be March 6, 2023 at 6 PM at Jay Scull's house.

Notice to follow.