

SEVERN CREST HOA
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 24, 2022

Attendees:

HOA Board Members: Brett Tyler, President /Bill Whitham, Director /Jay Scull, Secretary and Don Ayres, Architectural Control Committee Chairman

Residents attending: Sandi Burash, Linda Satosky, Margaret Surette and Nelson Surette

Call to Order: The meeting was called to order by Brett Tyler at 5:00 pm at Jay Scull's home.

- **Treasurer's Report:** As of 12/31/21
 - Checking Account: \$ 7431.11(Includes \$5200 of 2022 Dues)
 - Savings Account: \$ 4081.00(Note: We ended 2021 with \$2231.11 in our checking account excluding the \$5200 of 2022 Dues)

- **Architectural Committee Report:** Per Don Ayres, there have been 3 new requests approved since the last annual meeting. One each for a back door replacement, a deck railing replacement, and a basement egress window. The Architectural Request Form can be downloaded from the HOA website.

- **Koch Homes Community Development.** Work continues slowly. Four of the 19 homes are complete and 12 more are in process. At the end of construction, Koch Homes will correct any damage that occurs. Residents should take pictures and report any damage to the HOA.

- **Villas at Severn Crest Development:** On June 14, Planning and Zoning sent Dewberry Engineers another letter with 18 pages of comments about the final plan, to be addressed with responses submitted by August 16, 2021. According to Karen Llanes of AACO Planning and Zoning, Dewberry did submit on time but the department could not respond to the responses until late October. Dewberry then submitted the revised final plan on 12/13/21 and P&Z should review and respond by 1/24/22. Jay Scull will follow up with P&Z in February 2022. Dave Katz, Attorney for Hogan Properties is 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.

- **Route 170 widening:** The project is listed as #7 out of 35 projects under consideration by SHA. In late September 2021, Jay Scull contacted Erich Florence at the State Highway Administration and found that design work was to resume in November to bring it from 65% to 100% complete. Erich reported that there will not be a raised median at the intersection of Minnetonka and 170. He also said he was going to ask the SHA traffic section to conduct another study to see if the intersection qualifies for a signal. The study should take between 90-120 days and he will let us know the results. Don Ayres, as a retired highway engineer with 22 years' experience with the SHA, has been in contact with Erich as well and will follow up on the status of the design and the traffic study. Jay Scull will contact our District 2 Representative Allison Pickard and her office regarding the mitigation to be provided by the developer and to invite her to one of our upcoming HOA meetings.
- **LDC grant:** The official award of \$10,400 for design and permitting of the Truitt Lane Drain Improvement project was received on June 25, 2021. After an initial delay in further information, Jay Scull began working with Shawn Rice of ACDS to provide additional documentation to allow completion of the grant agreement. Eight items were submitted in early August including a second proposal obtained from another engineering firm. Then two more items were requested and submitted on September 17, 2021. On October 15, Shawn stated that he was working on the review of these documents. On 11/16/21, we received the final grant agreement and Bayland Engineering was released to start work on 11/18/21. On 12/6/21, the grading plan application was received from Bayland along with the design of the drain system. The application was signed and returned to Bayland on 12/7/21. Bayland received the approval letter for permitting from AACO on 1/6/22. Jay Scull will seek quotes from contractors based on the design starting in March for submittal with the next grant application for construction of the drain system in early fall.
- **Old Business:** (1) Dog walking and control- At the October 25, 2021 HOA meeting, the Board discussed the need to clarify the Association rules regarding the walking and control of neighborhood dogs per Article IX of the Use Restrictions, Section 6. It was agreed that it is acceptable to walk home owner dogs along the sides of the community roads within 6 feet from either side of the roadway. No dog however, should be allowed to enter the lawn of any homeowner other than their own without permission. Any discharged feces should be collected and removed from the allowed areas. **Update- Feces has been found at the community lot as well as on the common ground along the side of the drainage pond at the end of Buckingham Nursery Drive. Please remember to collect and remove your pet's feces. Also report any persons observed from outside the neighborhood who may be contributing to this problem to the Board.**
- **New Business:** (1) Damage to the grass and ground at the corners of Truitt and Minnetonka from Koch Home construction trucks continues. Koch has been informed again and has advised its subcontractors. Unfortunately, larger trucks cannot

turnaround on the Koch cul-de-sac due to storage of construction materials there. Koch however will resolve any outstanding problems at the upcoming end of the construction. (2) Car Accident damage between 7816 and 7818 Truitt Lane- Responsible resident has accepted responsibility for damage and repair costs. The Board has obtained estimates for the repairs and is coordinating with the affected homeowner and the insurance company involved. The Board will also investigate installing a barrier to prevent future accidents. (3) Invitation to Councilwoman Pickard- As stated above, Jay Scull will contact her office to schedule her attendance at an upcoming HOA meeting.

- **Community Comments:** (1) Sandi Burash suggested that we might entertain seeking a BWI Grant to replace the aging wire fence that separates the railway tracks from our common grounds. The board could use a volunteer to prepare and submit the grant application. (2) Bill Whitham suggested we seek to establish contact and liaison with the new HOA to be established for the Koch Home residents of Severn Reserve.
- **Next Meeting:** The next meeting is scheduled for March 7, 2022. It will be held at 5:00PM at Bill Whitham's home.