

**SEVERN CREST HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
JULY10, 2023

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**Attendees:**

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

**Residents attending:** Bob Burash, Anne Handy, Martin Handy, Pam Hoffman, Pam Mazur, Scott Johnson, Suzanne Rymer, Linda Satosky

**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:     \$ 1986
  - Savings Account:     \$ 3326

Jim Rymer stated that the HOA dues have not been increased since 2014 and need to be raised by 10% from \$200 to \$220 per year. (It was noted that the covenants Article VI, Section 2 (c) allow an increase of 20% annually if needed).

- **Architectural Committee Report:** There was one new architectural change request, a change in color of shed doors to match window shutters. Submittal of a request for Solar Panels (previously installed) is pending. The Architectural Request Form can be downloaded from the HOA website.
- **Koch Homes Community Development:** 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. As there have been two vehicles observed repeatedly speeding on Truitt Lane, Brett will contact Justin.
- **Villas at Severn Crest Development:** Previous Information- Jay Scull obtained a letter 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

Update- Jay Scull followed up with Teresa Russin in late June and found that Dewberry had submitted a new application but without the assisted living facility. When the new sign appeared in Severn Crest resulting from the new application, Jay asked Teresa if the zoning had changed for R1 and R2 districts. She replied with a calculation that showed how the 45 townhomes were allowed from the bulk

regulations in the county code. Jay investigated the code and found that County bill 32-22 passed in May 2022 changed the bulk regulations for Adult Independent Dwelling Units in R1 and R2 districts to allow 3 dwellings per acre and 2.5 units per acre for R2 respectively. The definition of Adult Independent Dwelling Units allows any type of dwelling but requires at least one person 55 or older and no minor children. And because there is no assisted living facility there is no special exception needed. Our only recourse is to attend the meeting scheduled for July 24, 2023 at the County library at 6PM at the corner of Routes 713 and 175.

- **Route 170 widening:** Previous Information: - 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.

Update- Jay Scull spoke with Erich Florence at the end of May. Erich said his replacement would be Chow Shim but he would still be at SHA and involved with the project. There was no further news at this time.

- **LDC Grant:** Previous Information- 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.

Update- On June 5, 2023, Brett Tyler was notified that the \$39 350 grant for the Truitt Lane Drainage System had been awarded to Severn Crest. On June 14, Jay Scull attended the on-line training for the grant. On June 23, Jay was informed that a Grant Manager would be contacting him in the coming weeks to get the grant process started. Jay will follow up with ACDS in late July if not contacted by then.

- **Old Business:** 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.

- **New Business:** (1) Welcome to new Board members- Marion Biggerstaff, who volunteered, was welcomed to the Board. Scott Johnson also volunteered at the meeting to be a Board member to replace Brett Tyler whose term has expired and Bill Whitman who resigned. (2) Compliance with Severn crest Covenants- The Board is considering a one-time assessment between \$125 and \$150 per household for legal expenses to bring one household into compliance with our age restrictions (3) Uncut grass at the corner of Minnetonka and Twin Oaks- Severn Crest Residents can help and are urged to complete the form at <https://www.aahealth.org/housing-complaint-form/>

- **Homeowners Comments:** Martin Handy reported the common ground near his house needs grass cutting. Brett Tyler was notified by Gabriel Fuso of fallen trees on

the common ground near the railroad tracks. Suzanne Rymer asked for volunteers to help pull weeds on the community lot. Jay Scull stated that some mailboxes may need to be raised to the 42" Post Office standard. It was noted that some mailboxes altered to meet post office standards may not meet the architectural standards. Brett Tyler will follow up.

- **Next Meeting:** The next meeting will be held on September 11, 2023 at Scott Johnson's and Pam Hoffman's house, 7707 Buckingham Nursery Court.