

SEVERN CREST HOA
BOARD OF DIRECTORS MEETING MINUTES
MARCH 15, 2021

Attendees:

HOA Board Members: James Malone, President / Brett Tyler, Director / Martin Handy, Director / Jim Rymer, Treasurer / Jay Scull, Secretary

Residents attending: Bob Burash

Call to Order: The meeting was called to order at 5:00 pm at James Malone's home.

- **Treasurer's Report:**
 - Checking Account: \$ 9361.16
 - Savings Account: \$ 4082.52

- **Architectural Committee Report:** One new request was approved - Replacement of Deck Railing. The Architectural Request Form can be downloaded from the HOA website.

- **Koch Homes Community Development.** The foundation of the model home to be built on Lot 1 is complete. Work has started on digging for the foundation for Lot 5. The Koch Homes website states the 19 Severn Reserve homes will offer one level living with 2-4 bedrooms, 2-1/2 baths standard and 2-3 car garages. Prices will range from \$575 to \$670K. Koch Homes will correct any damage that occurs at the end of construction. Residents should take pictures and report any damage to the HOA.

- **Villas at Severn Crest Development:** Jay Scull contacted Karen Llanes and Lori Allen of AACO Planning and Zoning by e-mail on 3/12/21. AACO held a meeting with the applicant's representatives, Dewberry Engineers and David Katz, Attorney for Hogan Properties in late February. The county reiterated its position that town houses are not allowed in R1 and R2 zoned areas and must be removed from the application. (Only single family homes are allowed under R1 and R2). The attorney said they were going to contact their County Council Representative to explore the possibility of having the law changed. Jay Scull and Bob Burash plan to contact council representatives to see if there is any such action. AACO sent 21 pages of department comments to Dewberry on 12/14/20 with responses due by 2/15/21 (And a good number of agencies that have yet to grant approval). Since the 20-bed assisted living facility was moved from Northwest to Southwest corner of the site, a new special exception must be submitted and another community meeting will be required. Jay will follow up with Planning and Zoning before the next HOA meeting.

- **Old Business:** 1) No further incidents of residents exceeding the 25 mile speed limit on Minnetonka in Severn Crest have been reported. James Malone contacted

Koch Homes about new speeding concerns by Severn Reserve contractors. The Board does not think that speed bumps are needed at this point. 2) Route 170 widening. James Malone plans to invite Erich Florence at the SHA to attend our Annual HOA meeting in May. Jay Scull will seek to determine the design for the intersection at Minnetonka Road. 3) An application for a BWI grant for French drains in lieu of piping in the swales is being explored. Application for sidewalk repairs could be initiated as well. 4) Per section 14 of the covenants, trash and garbage containers are not permitted to remain in public view except on days of trash collection. One resident complied, one needs to be notified. (5) Thanks to Bob Burash who located two 7' holly plants and 6 shrubs that were given to us for free and obtained costs to move and plant them the corner of the common ground near the railroad tracks. They have been planted by the Board and will help to provide visual and sound screening over time.

- **New Business:** (1) James Malone's term as President ends in May. A request for volunteers for this position will be forthcoming. Failure to keep the Board staffed could result in the need for a management agent.
- **LDC grant:** On February 17th, Jay Scull made a power point presentation to the LDC by ZOOM to support the funding of the Design and Permitting for the Truitt lane Drainage project. If approved as expected, the funds should be become available by June or July.
- **Next Meeting:** April 19, 2021 at 5PM at James Malone's house. Notices of upcoming meetings are found on the Severn Crest HOA website.