

SEVERN CREST HOA
BOARD OF DIRECTORS MEETING MINUTES
November 6, 2023

Attendees:

HOA Board Members: Brett Tyler, President /Marion Biggerstaff, Director/ Laura Ellis, Director, Jim Rymer, Treasurer/Jay Scull, Secretary

Residents attending:,Bob Burash, Sandi 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:** As of 10/31/23
 - Checking Account: \$ 897.81
 - Savings Account: \$ 1226.95
- **Architectural Committee Report:** One request for cellar door installation pending. Submittal of a request for Solar Panels (previously installed) closed as approved. The Architectural Request Form can be downloaded from the HOA website.
- **Koch Homes Community Development:** Previous Information- 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 agreed to contact Justin.

Update- There were no new reported incidents of speeding by Severn Reserve residents.

- **Villas at Severn Crest Development:** Previous Information- In late June, Jay Scull investigated the county 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. A number of our residents attended the meeting at the County library on July 24, 2023. The Dewberry representatives confirmed that the assisted living facility had been deleted, there would be 45 townhouses, and that the community would be for 55+ residents and no minor children. There were numerous comments and objections from the attendees. Although the road leading into the new development will be wider, it is unlikely that the existing Buckingham Drive will be widened. The process of application approval and permitting is expected to take another year to two years before construction will begin. Every attendee should have received a copy of the meeting minutes by certified mail. Jay Scull obtained the latest letter from the county issued on 7/31/23 to Dewberry with over 30 pages of comments on their new application with responses due by 9/28/23. Jay will follow up with P&Z in October.

Update- On 10/31/23, Jay received a response from Teresa Russin at P&Z to his inquiry stating that Dewberry did submit their responses as required by 9/28/23. A new review letter is due to be issued to Dewberry by November 13, 2023. Jay will submit a request for the letter after that date.

- **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. 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. Jay Scull obtained a copy of the 500 page Consolidated Transportation Plan from MDOT. The budget for MD 170 project shown on page 307, includes 568K each for 2024 and 2025 for Engineering and Right of Way but no funds for construction. Jay is seeking contact with Erich Florence's replacement for any further information.

Update- Jay called Eric Florence's number on 10/25/23 and found that Eric's replacement was to be Paul Liberty. Jay requested a call back from Paul. With no response, Jay will call again.

- **LDC Grant:** Previous Information- 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. In August 2023 Jay Scull was contacted by Shawn Rice, the Grant Administrator and submitted required documents to complete the agreement. On September 14, 2023, Jay and Jim Rymer attended the award ceremony at the Casino. Jay was able to talk to Shawn Rice who stated the grant agreement would be available by 9/22/23.

Update- On October 9, 2023, Jay received the executed grant agreement and the purchase order that would allow the project to begin. On October 11, Jay received a e-mail from James Haupt, Code Compliance Supervisor of Inspections stating that any connections to an existing County storm drain system would require a Public Works Agreement. Mr Haupt came out on October 13, 2023 and inspected the proposed site. He said he would review the design engineering report from Bayland Consultants with his engineering department before any further decision. On October 20, Jay called Mr. Haupt and learned that his Department had decided that a swale would suffice instead of a drainage system. Jay is expecting a formal notice in early November 2023.

- **Old Business:** (1) Legal action for Compliance with Severn Crest Covenants- The Board allocated \$700 from the HOA budget and authorized a law firm to generate and send a letter seeking compliance to the age restrictions to the resident who is in violation. The letter was approved by the Board and sent by certified mail on 10/31/23. The resident has 30 days to comply from receipt of the letter. (2) The Severn crest Annual Picnic was held on 10/21/23. The picnic was a success and 34 people attended. Special thanks to those who helped set up and cleanup, to Jim Rymer who procured food and to Gary Satosky for manning the Grill.

- **New Business:** The Board will seek homeowners' approval of a one-time assessment, estimated between \$125 and \$150 per household, for further legal expenses if needed to bring the violating resident into compliance with our age restrictions.
- **Homeowners Comments:** Laura Ellis will announce the next Book Club meeting shortly.
- **Next Meeting:** The next meeting will be held on January 15, 2024 at Jay Scull's house.