

**SEVERN CREST HOA  
BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 18, 2023**

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**Attendees:**

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

**Residents attending:** Ram Bhagat, Bob Burash, Pam Mazur, Brian Payne, Suzanne Rymer, Linda Satosky, Nelson Surette, Margaret Surette

**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 8/31/23
  - Checking Account: \$ 1252.23
  - Savings Account: \$ 3326.92
- **Architectural Committee Report:** Three requests for outdoor stair railings were submitted and approved. 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:** 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 incidents of speeding by Severn Reserve residents.

- **Villas at Severn Crest Development:** Previous Information- Jay Scull followed up with Teresa Russin of P&Z 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.

Update – 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.

- **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.

Update- 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.

- **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.

Update- 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.

- **Old Business:** Uncut Grass at the corner of Minnetonka and Twin Oaks- The grass has been cut. Apparently the county responded to our residents requests.
- **New Business:** (1) Brett Tyler will continue as President for a while until we find a replacement. By article VIII, Section 6 of the Bylaws, the Board has the authority to fill the vacancy created by a resignation. Marion Biggerstaff, is replacing Bill Whitham, Director, who resigned at the last meeting. He will complete Bill's term that ends in May 2024. Scott Johnson who volunteered at the last meeting withdrew his offer to serve on the Board for the present. (2) Compliance with Severn crest Covenants-The Board is committing \$700 from the current budget to start legal action against the resident who is in violation of the age restrictions. The Board is also considering a one-time

assessment between \$125 and \$150 per household for further legal expenses if needed. (3) The annual picnic is being planned for October 21, 2023. Notice to follow.

- **Homeowners Comments:** Suzanne Rymer noted the passing of Mika, their beloved dog. Mika was very friendly to all and will be missed. Laura Ellis announced the next Book Club meeting will be held on November 4, 2023.

- **Next Meeting:** The next meeting will be held on November 6, 2023 at Jim Rymer's house.