

SEVERN CREST HOA
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 19, 2022

Attendees:

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

Residents attending: None

Call to Order: The meeting was called to order by Brett Tyler at 6:00 pm at Brett Tyler's home

- **Treasurer's Report:** As of 4/15/22
 - Checking Account: \$ 3208.90
 - Savings Account: \$ 4079.06

- **Architectural Committee Report:** There were no new architectural change requests reported from Don Ayres. The Architectural Request Form can be downloaded from the HOA website.

- **Koch Homes Community Development.** The last two homes are being completed. At the end of construction, Koch Homes will correct any damage that occurs. Residents should take pictures and report any damage to the HOA. The Board will seek to establish contact and liaison with the new HOA for the Koch Home residents of Severn Reserve when it is established.

- **Villas at Severn Crest Development:** Dewberry re-submitted the revised final plan on 12/13/21 and P&Z responded by 2/7/22. Another long list of comments was to be addressed by Dewberry by 4/7/22. Jay Scull contacted P&Z on 4/14/22 and found that the project had been reassigned from Karen Llanes to Teresa Russin. On 4/18/22 Teresa responded that the responses had been received, and that a new review letter should be released to Dewberry in mid May 2022. On May 11, 2022, a new review letter was sent to Dewberry with comments due by 7/10/22. Dewberry resubmitted on 7/8/22. On 8/19/22, another review letter was sent to Dewberry and comments are now due by 10/18/22. Dave Katz, Attorney for Hogan Properties is still 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. Jay Scull will follow up with P&Z in late October 2022.

- **Route 170 widening:** Erich Florence and Brian Ehlich from SHA attended the HOA meeting on March 14, 2022. Erich stated that design work resumed in November to bring it from 65% to 100% complete. Previously Erich had reported that there will not

be a raised median at the intersection of Minnetonka and 170. Erich also stated that the widening of 170 could be completed as early as mid- 2023. The SHA traffic section is conducting another study to see if the intersection qualifies for a signal. Jay Scull spoke with Erich on 4/14/22. On 4/18/22, Erich responded by e-mail that the traffic study (signal warrant analysis) should be completed by June. It was being delayed by the construction at Severn Crossroads (the 45 town homes and 3 retail sites at Rt. 170 and Reese Road). He also said that a right turn must turn right on 170 at Minnetonka Road would not be warranted, but it might be possible to install arrow pavement markings and maybe a painted channelization to enhance the right turn bay. A spot speed study (part of the traffic study) will determine if the speed limit should be lowered. Jay followed up with Erich in June 2022 and found that the study was still in process. On 9/9/22, Jay called Erich and found that the results of the study did not show enough side street traffic to warrant a traffic signal (light). Erich said the department would next look at crash history at the intersection. Erich would like to meet with us again in October and would send an e-mail summary of our conversation. Jay will contact Erich again since it has not been received.

- **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. The design was completed in December 2021, and Bayland submitted the Design and Permitting Plan to AACO. Bayland received the approval letter for permitting from AACO on 1/6/22. Jay Scull generated a statement of work in March and began seeking quotes from three contractors. The quotes based on the design will be used for submittal with the next grant application in early fall for construction of the drain system. Since that time Jay has been able to have three contractors visit the site and has received the three quotations needed for the application.
- **Old Business:** (1) Damage to the grass and ground at the corners of Truitt and Minnetonka from Koch Home construction trucks. Koch has promised to resolve any outstanding problems at the upcoming end of the construction. (2) BWI Grant to replace the aging wire fence that separates the railway tracks from our common ground is still explored. We first need to determine if the existing fence is on our property or the railroad's. (3) Two Leland Cypress Trees and a small evergreen shrub on the common ground behind 7806 Truitt Lane have been replaced (4) The annual meeting was conducted on May 20, 2022. Minutes issued.
- **New Business:** (1) -The Annual Picnic is on the community lot is planned for October 22, 2022. E-mail to follow.
- **Community Comments:** None
- **Next Meeting:** The next meeting will be November 7, 2022 at 6PM at Jim Rymer's house, Notice to follow.