

**SEVERN CREST HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
April 29, 2024

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**Attendees:**

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

**Residents attending:** Dee Strait, Anne Handy, Suzanne Rymer, Linda Satosky, Arlene Steward, Margaret Surette, Nelson Surette

**Call to Order:** The meeting was called to order by Jay Scull at 6:00 PM at Nelson Surette' s home

- **Treasurer's Report:** -As of 4/29//24
  - Checking Account: \$ 5895.65
  - Savings Account: \$ 476.96
- **Architectural Committee Report:** No new submittals reported by Don Ayres. The Architectural Request Form can be downloaded from the HOA website.
- **Koch Homes Severn Reserve Community:** Previous Information- The Seven Reserve HOA President and two board members attended our Annual Meeting on May 20, 2023, and President Justin Combs expressed his willingness to work with us. At the HOA meeting on 11/6/23, there were no reports of speeding. At the HOA meeting of 1/22/24, speeding was reported again and Brett stated he would contact Justin.

Update- There continues to be speeding. Jay Scull will try to contact Justin Combs. Further information and action to be pursued.

- **Villas at Severn Crest Development:** Previous Information- P&Z issued a letter to Dewberry on 11/20/23 with 20 pages of comments. Submittal of responses was due by 1/19/24. On 1/5/24, Dewberry requested an extension to 7/17/24. Dewberry was granted an extension to 7/17/24.

Update- Jay will follow up again in July to see if the responses were submitted.

- **Route 170 widening:** Previous Information: - Chau Chim, replaced Eric Florence.at HOA. The design is 80% complete. An environmental permit was expected to be approved by April 2024. As stated before MDOT has budgeted 568K in 2024 and 2025 for Engineering and Right of way, but no construction funds are included in the budget.

Update- Chau Chim is no longer with SHA. Gina Goettler is the new Project Manager.Jay spoke with her on 5/1/24 and she said there is a community meeting planned for June or July.

- **LDC Grant:** Previous Information- On 11/15//23. Jay was advised by James Haught that a revised Standard Grading Plan (SGP) and a application for the swale was required. On 11/17/23, Jay

submitted the revised SGP and an application for the swale to James. The swale was approved on 12/18/23, but Jay did not a notification until 1/8/24. Jay met with Rich Seitz of Storm Water Facilities and obtained a new quotation that included the swale but also included repaving the shared driveway with a slight slope to improve drainage. Jay submitted the quotation to Shawn Rice of ACDS on 1/12/24, Jay received the approved amendment to the grant that funded the swale and the repaving of the shared driveway on 2/5/24. Jay contacted Rich Seitz of Storm water Facilities who expected to start work in late March.

Update- On 3/21/-3/22/24, Stormwater Facilities relocated the fence, dugout the swale, removed the excess dirt and laid new sod. SW then relocated the sump pump lines from 7818 and 7820 to empty into the existing swale on Truitt lane. On 4/10/24, The swale was inspected and approved by the County Inspector. The repaving of the driveway is expected to be completed in May 2024.

- **Old Business:** (1) Legal action for Compliance with Severn Crest Covenants- Previous Information-The Board allocated \$700 from the 2023 HOA budget and authorized a law firm to 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 had 30 days to comply from receipt of the letter. In December 2023, the Board sought homeowners' approval by e-mail vote of a one-time assessment of \$150 per household, for further legal expenses if needed to bring the violating resident into compliance. On 12/15/23, the assessment was approved by a majority 2/3rds vote of the homeowners with 27 approvals. Three homeowners voted to disapprove and 15 did not respond. Collection of the fees referenced above will be delayed until the costs are actually incurred. An attorney for the non-complying resident responded to our attorney that our HOA Board had given its client a waiver. Our attorney asked for proof, but since there is none, none has been provided.

Update- the HOA Board still plans to pursue further legal action unless the resident removes the underage child.

(2) A few of our residents, among others, are speeding to the stop sign on Minnetonka at Truitt Lane and not coming to a full stop . We will report them to the county police if this continues. (3) There have been additional incidents of bags of dog feces being left at the side of the road, on homeowners property and on the common lot. If this continues, the name or names of offending residents will be made public to the community.

- **New Business:-None**

- **Homeowners Comments:** (1) Our new neighbor Dee Strait has organized the Community Yard Sale to be held from 8 am to 2pm on 5/11/24. (2) Laura Ellis noted that the next Book Club meeting will be held at the Severn Center on 5/17/24 at 6:30 PM.

- **Next Meeting:** The next meeting will be the Annual meeting to be held on the community lot at 10AM on May 18, 2024. Notice to follow.