

**MINUTES OF ANNUAL MEETING
Of
SEVERN CREST HOMEOWNERS ASSOCIATION**

Saturday, May 22, 2021

The Board of Directors having determined that a quorum had been reached, the meeting was called to order at 10:10 am at the Community Lot at the corner of Minnetonka and Buckingham Nursery Roads.

James Malone, President and member of the Board of Directors of the Homeowners' Association, welcomed everyone to the meeting. The meeting proceeded as follows.

Discussion with AACO Police Officers

James introduced the two AACO Police Officers who were invited to attend. Sgt. Richardson stated that our community was relatively safe and has not needed much attention, but advised all to report any suspicious activities as quickly as possible via 911. One concern was the three incidents of broken windows that have occurred over the last two years. It is suspected that these were caused by juveniles with pellet or bb guns. The police will start patrolling the road along the railroad tracks where the shooters are believed to have fired from. Another concern was the number of incidents of speeding over the 25 MPH limit on Minnetonka Road in Severn Crest. A third was the non-residents who have parked their vehicles and trespassed to go fishing on the ponds below the development.

Discussion with Allison Pickard- Our AACO District 2 Councilwoman

James introduced Allison Pickard who gave an overview of the County's newly adopted 2040 plan and stated that the county was in good financial condition with a sizable rainy day reserve. In response to our concerns about the proposed Villas at Severn crest she commented that prior residents probably felt the same when the Severn Crest development was proposed. She did agree to be a liaison with the developer plans for traffic mitigation at Minnetonka Road and Route 170. Hopefully the planned upgrade of Route 170 by SHA will provide some relief of the worsening traffic situation. She expressed her interest in supporting improvements to our Local Senior Center. She asked how we felt about the proposed MAGLEV project. James will follow up with the Councilwoman's staff about the hot topics that we discussed during meeting.

With the departure of the guest speakers, James proceeded to the remainder of the agenda.

Architectural Committee Report

James presented the report for Don Ayres, Architectural Committee Chairman who was unable to attend the meeting. During the last year, there were seven requests and 7 approvals. Several were for repainting shutters different colors and one was for a deck replacement.

If you need an architectural request form – one can be downloaded from the Severn Crest website.

Mosquito Spraying

Anne Arundel County will be spraying in the Severn Crest neighborhood every Tuesday between 7:30 pm and 2:30 AM starting May 26 and running weekly thru October.

Treasurer's Report

James then asked Jim Rymer, Treasurer to speak. Jim stated that we had an unusual increase in revenue due to the grant fund for the Truitt Lane Drainage Study. The HOA currently has \$8163 in its checking account and \$4079 in its savings account.

Area Development Status

Koch Homes - James stated that work on the 19-home development was proceeding slowly and that the initial concerns with damage to our property had diminished. There is concern that children and adults from the new homes may use our community lot and add to the traffic on Minnetonka and Truitt Lane.

Villas at Seven Crest – James asked Jay Scull to speak. Jay stated that he had followed the project since 2016 when we mounted a protest with 200 petitions, but lost the fight to stop the special exception that allows the 20 bed assisted living facility and 46 town houses. Recently the county passed Bill 30-21 which ensures that town houses will be built in lieu of single family homes that would at least reduce the number of dwellings. There will be another public hearing and special exception application as the developer has moved the location of assisted living facility. This will present another opportunity to protest the approval of the project.

Route 170 Widening- James stated that still no funding or any specific details are available for the project. The only thing that we have learned is that the Route 170 corridor widening project is on the master list at MDOT budget for the years 2022-2027. There are currently 13 listed projects, and RTE 170 is on that list. But with the 5 year timeline, there is still nothing concrete on a start date.

Community Comments

Maria Aceituno suggested that a Severn Crest Use sign be installed on the community lot stating that the common area is for Severn Crest owners only – to preempt any encroachment from the Severn Reserve neighborhood. She also asked if a post or bracket could be added to the benches to hold an umbrella. The Board will address these items in an upcoming board meeting.

Carol Whitham asked about the frequency of grass cutting in the common areas. James stated that McDonough Farms will cut the areas every third cutting.

Nelson Surette asked if the recreation area on the community lot could be used for Horseshoes. Perry DiToto said the area was designed to accommodate horseshoes, a corn-hole toss and Bocce Ball.

HOA Board Member Election

Ballots were passed out, collected and counted by Jay Scull and verified by Jim Rymer. The votes having been duly counted, it was announced that Bill Whitham won the election and will serve a three-year term on the Board.

Community Picnic

As in the past, the Board will host a community picnic in the community lot in the September/October time frame. Notice will be provided by the Board in September.

Closing of Meeting

There being no further business, the annual meeting of the Severn Crest Homeowners' Association was dismissed at 11:45 am.

Respectfully submitted,

Jay Scull, Secretary on behalf of the Board of Directors