

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

Saturday, May 17, 2025

The meeting was called to order at 10:00 am at the Community Lot at the corner of Minnetonka and Buckingham Nursery Roads.

Jay Scull, Acting President, Secretary 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 Officer

Jay introduced Officer Lt. Brangan, who attended for the AACO Police. Lt. McGrath stated that our neighborhood is relatively safe perhaps due to our secluded location and has not been noted to have any significant crime. He answered several questions including whether an officer could patrol Severn Crest to deter or catch speeders on Minnetonka and Truitt Lane. He stated he would see about monitoring the intersection and ticketing offending drivers. He also stated that an officer sometimes patrols our neighborhood. He said he would arrange to have a portable flashing speed sign posted on Truitt Lane in Severn Crest. The construction at 170 and 174 was discussed, and the dangers associated therewith. The need for a traffic light at Minnetonka and 170 was raised again although it is not within the purview of the Police Department. We should report any suspicious activities as quickly as possible via 911. As for minor problems, use the non-emergency number 410-222-8610.

Overview of Past Year

Jay stated that attendance to the last Annual meeting was sufficient to meet the required quota and attendance to the Annual Picnic was good. Neighbors continue to support the community lot enhancement in addition to the maintenance by McDonough Farms of the lot and the common grounds. The underage child issue is to be resolved by September as a result of an out of court settlement. There was one report of a truck being entered and a storage shed being approached. There were several incidents of dog feces not being removed, a few school bus sightings were reported to the county, and several fallen trees were disposed of. Two of our longtime residents passed, Aurora O'Hara and Betty Lascola.

Introduction of Severn Reserve HOA Members

No one attended from the 19 homes at Severn Reserve. Jay had invited Justin Coombs, but found that Justin was no longer President. Justin left a voice message with the Treasurer to call Jay without any response.

Treasurer's Report

Jim Rymer, Treasurer, provided handouts and gave his report. The budget for 2024 of \$12,079 was slightly exceeded by \$397. The assessment of \$150 per household to seek the removal of the underage child and the recovery of \$2000 in settlement of the lawsuit have resulted in having

\$11,135 in our checking account plus \$477 in our savings account. This will allow us to transfer \$3500 into the savings account to replenish our HOA reserve.

Architectural Committee Report

Don Ayres, Architectural Committee Chairman, who was present, reviewed the years requests. During the last year, there were 8 requests and 7 approvals. Don noted that the committee was working on guidelines for roof replacements. He stated that no request was needed for a solar panel shingle installation if the color was compatible with the existing roof. As a reminder, any change or proposed change to their property must be submitted to the Architectural Review Committee for approval at least 30 days prior to the expected start of work. No work may start until written approval is received. If you need an architectural request form, one can be downloaded from the Severn Crest website. And remember to consult the Severn Crest covenants to be sure if your request complies. See section 2 of the declaration of covenants for a description of the requirements,

Area Development Status

Villas at Severn Crest - Dewberry Engineering has until September 11, 2025 to resolve any outstanding agency comments, the record plat, and obtain all permits. Jay will continue to follow up with the county for further status. The community of 45 townhouses will be 55+, but will not have an assisted living facility.

Route 170 Widening- Jay tried to follow up with Project Manager Gina Goettler but found she was replaced by Amit Joshi, Transportation Engineer. Amit reported that several signs and road markings have been installed at the into section of 170 and Minnetonka Road. He also described a Kwik Curb installation which is intended to stop drivers from passing through the intersection on the right side of the stopped cars. As of this writing the Kwik curb has been installed. As for the 170 project, it is now at 60% complete as opposed to 80% previously reported. With the widening of 170 to four lanes there will be a dedicated right turn lane onto Minnetonka and visibility to the North will be improved. Also widening of 170 from the liquor store all the way to the fire hall past 174 should ease the backups on 170 that occur at Minnetonka.

HOA Board Member Election

There was no formal election. By a show of hands, Ann Handy, Brenda Hope and Laura Ellis were approved to be our Board members as HOA Board Directors. As acting President, Jay will convene a Board meeting in July 2025 to discuss who will be President.

Community Picnic

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

Community Comments

Al Rivero requested that a dead tree be removed. Sue Brink noted that a neighbor continues to leave their trash can in public view. Jay stated the HOA Board will investigate and take action as needed.

Closing of Meeting

There being no further business, the annual meeting of the Severn Crest Homeowners' Association was concluded at 11:30 am.

Respectfully submitted by Jay Scull,

Secretary and Acting President on behalf of the Board of Directors