

Severn Woods Homeowners Association, Inc.
Annual General Membership Meeting Minutes
September 20, 2021

I. Roll Call

- A. There was a quorum of homeowners present for the meeting.

II. Topics of Discussion

A. Severn area crime

1. No significant reports of crime were noted. Area break-ins and property thefts seemed to have decreased. Again, residents are reminded and urged to bring any instances to our attention.

B. Annual Dues Notices

1. George apologized for the delay in the distribution of these notices as they are typically sent to each homeowner's door within the May-June timeframe. If you have paid your dues for 2021 and it has not been reflected on your statement, please contact the Treasurer. Please be mindful that interest and late fees are applied once past due amounts exceed \$100.
2. Dues are primarily used to support the common area lawn mowing and landscaping, insurance, and taxes. Unfortunately, these expenses have affected us directly in significant increases in recent years.
3. As agreed at the 2017 meeting, the annual dues continue to be \$75 per home within the Severn Woods community. There are still several homeowners who owe dues, but one home in particular on Severn Tree Boulevard owes a great deal of money to the HOA due to lack of paying their dues. Over the years, we have sent certified letters and in-person conversations with this homeowner, but to no avail, they still have not satisfied their past due balance. Therefore, we have no choice but to file in small claims court to retrieve this long overdue money.

C. George Sunderland officially announcing his resignation from the HOA President role

1. George informed all residents via resignation announcement that he must regretfully resign as HOA President as soon as a successor steps forward by no later than the end of 2021. He expressed that work and family demands no longer permit him to spend the necessary time and effort to support our community. He

asked residents to inform any of the HOA officers with any interest to step into the President role.

2. Then, George explained that the President role involves several functions such as:

- a) Preparing the annual Federal and State tax returns and other governmental filings,
- b) Maintaining the website and Facebook page,
- c) Coordinating with Western Anne Arundel County Police,
- d) Responding to real estate agent and title agency inquiries,
- e) Reaching out to the County Executive, as needed, and
- f) Covenant enforcement.

(1) Regarding covenant enforcement, George mentioned that we have a number of covenant violations by homeowners that need to be addressed including several campers and boats that are visible from the street, which is strictly prohibited.

D. ACDC Grant Application

1. George stated that we still need some volunteers to complete our application for up to \$20,000 in casino grant funds, which could be used to improve our community.
2. He further explained that one proposed project would be a gazebo for the tot lot at the corner of Severn Tree Boulevard and Golden Pine Circle.
3. George thanked Chuck Arnold for his hard work, research, and dedication that he has done on this project and all of the other work that he has done to support our community.

E. Treasurer Transition

1. George thanked Mary Robinson, who has diligently served as Treasurer, as she transitions out of the role. Kathy Cullen has selflessly volunteered to take over as Treasurer.

III. Closing Remarks

- A. George thanked all residents for making our community such a wonderful place to live and raise our families.