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## Location

Severn Library 2624 Annapolis Rd, Severn, MD 21144 Meeting Room B and over Zoom.

## Board of Directors present

- Mary Robinson – President
- Tom Friedrich - Treasurer
- Mike Young

## Notes

- Meeting called to order at 2:05pm
- Old Business
  - Rehashed results of the 2025-04's vote
  - Mentioned highlights of last meeting minutes and voted on it
  - Recapped the Board opened up CD for first time in 15 years last year
  - Previously wrapped up with decreasing landscaping fees by 50.3%.
  - Shared the Board did not file for a grant late last year but will this year (to go into effect late 2027).
- Current Standing/Planned
  - Summarized results of 2026-04 Common Area survey
  - Showed current state of Property values based on homes sold last year
  - Shared metrics from the Social Medias & Website.
    - The Board thanked one of the moderators for doing such a good job keeping scammers and non-community members out of the Facebook group.
  - The Board paid the association's taxes and showed the HOA is in good standing

- Went over last year's financials
- Went over Budget Plan for 2026
- The Board shared it tries to do source selection for the association's insurance but found the insurance is still the best due to being grandfathered in at such a low rate. Shared breakdown of our current coverage and shared we intend to raise coverage slightly for the front signs because it hasn't been raised in 30+ years and it would be better to be prepared.
- The community discussed an increase in scam mail, in particular for flood insurance.
- New Business
  - The Board recapped efforts made in getting to the bottom of the mosquito problem.
    - In 2023 was persistent with the county to spray pond areas.
    - In 2024 tipped found trash in back of community full of water and identified stagnant parts of and off of the main stream that can't be serviced by county.
    - In 2025 experimented with a per-home, no chemical solution utilizing what's advertised as a 1 acre coverage Dynatrap with a built-in ultraviolet light and mosquito attractant add-on bait to collect a substantial amount of bugs, majority mosquitos in a month time frame from the center of the community. Board member shared they saw close to no mosquitos while it was running for weeks afterwards because it was taking care of the ones that would be breeding the next generation.
    - With a total cost of under \$80 (at the time) for a solution like that uses no harsh chemicals, is completely silent, and homeowners can use and experiment with different Co2 and Lactic Acid producing baits as needed. Board then asked if it may close the mosquito issue. Only one homeowner chimed in who said yes but so long as the HOA makes it a regular routine to call the county once a year to get the pond and stream area sprayed. Board recounted no further opinions on the topic.
  - Recapped Snow plan homeowners wanted HOA to perform the next once-in-a-generation winter storm the community had with last big one being in ~2010.
    - Coincidentally it was the very next year (Jan 2026) getting 8-11 inches of what was effectively sheer ice.
    - HOA performed the requested act of putting inexpensive (free) signs up on the back-most part of Golden Pine asking homeowners to park on one side to make it easier for snow plows to service their area.
    - Board recounted it didn't go quite to plan. Board received ire from a few individuals by the mere presence of the signs. A few cars still remained parked over on the one side which received ire from different homeowners. County then plowed one lane the next day around Severn Tree and first half of Golden Pine but didn't plow Long Tee or get over the hump even seeing that area of Golden Pine or Angle Crt until 3 days after the snow hit causing more frustration by homeowners. Then once the county finally serviced all roads in the community using a bulldozer, a different wave of frustration was again felt by homeowners with respect to where the county decided to put the snow (on the sidewalks).

- The Board, given these results, asked what the community would like the next time? One homeowner proposed it be placed entirely with the community. It was asked that the Board do an information campaign and give them a link to resources to file requests but then leave it to the will of the homeowners to talk to one another and kindly ask if they would park on the even side of the street and help each other out as neighbors. The Board noted a sea of nods and no different or additional opinions on the matter.
    - One homeowner also shared that a car was hit by a snowplow last year. Homeowners would likely appreciate knowing how to avoid that.
  - Discussed what the community wanted with respect to lowering dues vs. self-sufficiency if the Board met its maintenance goals with the landscaping in 2027/2028.
    - The Board acknowledged it is more work and perhaps sets too high of an expectation to get the community to a place that it would no longer require dues. The earliest it could happen would probably be after 2032 also but likely later. In theory reducing to \$50 starting in 2028 would also leave plenty of income still over expenses.
    - One homeowner expressed they'd desire it to stay at the current amount of \$75.
    - Another homeowner expressed concern that any pot of money needed for self-sufficiency becomes a target and a temptation for future board members to steal it and recommended instead we find ways to spend all excess funds earned every year pouring it back into the community with improvements or social events.
    - The Board acknowledged they had read in past records that this was done in the community the first 10-15 years it was founded.
    - The Board agreed to make a survey to get broader consensus on social events.
  - The Board made a call out for volunteers. Anyone that would like to chip in to pick up sticks, deliver newsletters, be in the architectural committee, or volunteer some other way to please email us.
  - Boundary Encroachments
    - The Board spoke about an encroachment agreement that was made with 1706 Angle Ct. Because they had a pool, shed, and fence that had exceeded their property line into the community's land but it was past the period the homeowner could have legally claimed adverse possession (being ~26 years), HOA's hands were tied and happily signed the agreement.
    - After doing so, Board looked around and found other homes that had encroached as well (at least based on county ArcGIS data). Couple have built fences increasing the size of their backyards a considerable amount and others just placing sheds on or past their property lines. All of which due thankfully to historical imagery, appear to be within the time period in which the association can step in to deny any adverse possession claim.
    - With that, the Board acknowledged it's a very uncomfortable situation but asked the community what outcome they would prefer to see with this. Should HOA leave it alone, make homeowners completely disassemble and revert it, perhaps

