



Liberty Woods Homeowners' Association

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Meeting Minutes

Date: September 28, 2005 7:00PM

Annual Meeting

1. Roll Call:

- a. Marianne Rura, Secretary (*Present*)
- b. Pat Neal, Treasurer (*Present*)
- c. Greta Musarra, Vice President (*Present*)
- d. Vince Syrone, President (*Present*)

2. Quorum

- a. A total of 67 out of 176 eligible either attended the Annual Meeting or submitted a proxy to count toward the Quorum needed to hold the Annual Meeting. Twenty (20) Percent is required, which is 35 members. The Annual Meeting is validated.

3. Special Vote

- a. A discussion with the Members present and developer's representatives from J.F. Development LLC, who were present, took place. The new development will be called Freedom Court.
- b. Concerns about the details if we voted for the easement were raised and all were addressed with most members in satisfaction.
 - i. Construction entrance will be off Marks Road for the majority of the work. Construction required on Patriot's Way for the new street is understood and reasonable.
 - ii. The developer will be writing their association By-laws and Declarations very similar to ours so that continuity will be assured between Liberty Woods and Freedom Court.
 - iii. There will be no signage, like the signage we have in front for Liberty Woods, to identify the development. It was pointed out that this was already written into the easement agreement.
 - iv. They will landscape the homes that back up to Marks road with trees, etc. tastefully, and will also plant additional trees along Patriots' Way, on their side of the property, to provide additional natural coverage.
 - v. They may mound earth between their common area and the backside of the homes on Lundy's Lane, and plant evergreens or similar trees, to screen the properties during fall and winter. The developer warned us that this could create problems, such as water runoff into both properties, etc. The developer will study this further and let us know the outcome.
- c. A vote by ballot took place. A motion was made by the President, to allow one week past today's meeting to finalize the count, the motion was seconded and approved by the members. This will permit anyone who did not understand the concept of the proxy, or any last minute mailing, to get to the association and be counted. The final count will occur October 6th. Results will be mailed or emailed promptly.

4. Officer's Reports

a. Accomplishments

- i. A new maintenance free fence to replace the existing wooden fence was ordered, and new front and rear entrance maintenance-free signs, will be ordered soon. It was noted that these should be one time expenses, and that the front sign will be reimbursed by J.F. Development as part of the easement package. The fence will be complete in approximately two to three weeks from now. The new signs should be completely installed by the end of October.
- ii. Annual fees will not increase this year due to the fact that 99% of homeowners are current with their dues, but the discount has been discontinued. It was decided by the Board to hold the amount instead of raising it \$4.00 to \$108, only to discount it \$5.00 to \$103. It was stressed that the Board will file liens on those who fail to pay their fees, as outlined in the collections policy.
- iii. We collected annual fees from 176 out of a possible 179 homes, back to the year 2000. This task took two years to accomplish.
- iv. We began rigid enforcement of the Declarations of Covenants, Conditions and Restrictions (CCR). Most everyone who received a violation letter promptly complied. Those who refuse compliance will require a more serious approach, such as involving the Liberty Woods attorneys.
 1. This will maintain or raise our property values if we all follow the rules and regulations.
 2. Promotes a desirable quality of lifestyle.
 3. Enforcement will be as even and consistent as possible; No one will be treated any different than the other.

b. Goals

- i. Eliminate the Block Captain Program, since it was never utilized in a proficient manner. The Board will assemble committees instead, such as Architectural Control, Common Grounds Landscaping, Compliance and Complaint, and Communications.
 1. We need volunteers to help run these committees.
- ii. Continue to enforce collections and violations
- iii. Continue to keep all costs at a minimum, such as three bids for any work by contractors.
- iv. Communicate with the members more often, to avoid "rumor mills". If anyone hears anything about the development, ask the board members first to get the correct explanation the first time.
- v. Create a better sense of community, such as development garage sales, block parties, etc. We will need volunteers to run these projects.

c. General Business

- i. Architectural Control
 1. All new sheds, decks, fences must be cleared by a Trustee before it can be built. The Board involvement ensures consistent aesthetics. This is also required per the Declarations.
 2. Helps to keep property value.
- ii. The President informed all that any dead or dying trees planted by the city on their tree lawns will be removed and replaced with new. This information came direct from the Mayors office.
- iii. Speeding and traffic control

1. Please observe all posted speed limits
2. The Board of Trustees, and many Association members, inquired into the possibility of adding additional stop signs, or replacing yield signs with stop signs. The Medina Police Dept. responded:
 - a. They placed vehicle counters, which are used to determine if the amount of traffic would justify such a change. They informed us that we do not have enough traffic to require any changes to the signage we have now.
 - b. Stop signs and yield signs are not intended for vehicle speed control, only traffic control. Speed is enforced only by radar.
 - c. They have occasional stationed officers in the development to clock traffic this summer.
 - d. The Board informed the members that calling the police dept. often may help get officers to take radar more frequently.
 - e. The association has no power to control speed or traffic.
3. Members are encouraged to talk with their neighbors they witness speeding though the development. Show them you are concerned about the safety of the residents, especially the children.

d. New Business

- i. A motion was raised to determine interest from those present, who would like to amend the Declarations to allow above ground pools, to be constructed per yet to be determined standards. Motion was seconded. A debate occurred.
 1. The person who proposed the motion suggested that money would be well spent to make the installation as tasteful as possible, observing any as yet to be determined rules and regulations
 2. People against it simply did not care for them because they are inherently distasteful, a liability, or people may not see eye-to-eye on the look or quality of the pool.
 3. The person who raised the motion asked for a show of hands if any were interested in amending the regulations. The majority present opposed such an amendment.
 4. The President made a motion that a vote of interest-only be put to the entire association, so to be fair by communicating the motion to all those not present and aware of the motion. Motion was seconded and approved by the members
 - a. A vote with a written description, the pros and the cons, along with a ballot, will be mailed out to the association in the near future.
 - b. If a majority (51%) of the association is interested in amending the Declarations, then the board will research all aspects of above-ground pool installations, such as typical allowed sizes, required fences, insurance liability, etc.
 - c. The motion would be amended to include the verbiage to properly state all of the requirements.

e. Election of New Trustees

- i. The Trustee President and Trustee Vice President will be stepping down. Asking for volunteers to replace them. The current Secretary nominated herself for president; it was seconded and passed by the members present. No one else challenged for the position. The new Trustee President will be Marianne Rura.
- ii. Two volunteers came forward to replace the Vice President and Secretary. The positions they will hold will be determined at the next Board Meeting.

5. Adjournment

6. Motions

- a. **Motion #1 – Approve the easement for construction of a single access street to the Freedom Court development.** (*Motion pending – a final count to occur on October 6th 2005.*)
- b. **Motion #2 – Amend the Declarations to permit above-ground pools.** (*Motion pending – a vote of interest to be put to the association by means of ballot by mail*)