



## Liberty Woods Homeowners' Association

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### Meeting Minutes

Date: July 5, 2005 6:30PM

#### Attendance:

Rob Henwood, J.F. Development

Vince Syrone, Trustee

- 1 Meeting to discuss proposal for new development in front of Liberty Woods, developer J.F. Development. Items we wish to include as part of packaged proposal.
- 2 Reviewed email list of items J.F. Development wanted us to consider as "wish list" items (Items we would like to be included in agreement). VS placed phone calls/emails to rest of the Board and Officers, from which VS compiled a list of items we wanted to include in our "wish list".
- 3 Proposed items:
  1. New fiberglass/vinyl (maintenance free type) sign to match style and color scheme as our existing wooden sign.
  2. Red brick base that supports the sign in item #1 above should be moved closer to Marks road. This would require a new red brick base to be built, and shall match style and construction materials as existing. Distance to Marks road to be determined, and as allowed by the city of Medina.
  3. New vinyl fencing to replace existing wooden fencing, for both sides of patriots way (matching set). Existing brickwork repaired/replaced as required.
  4. New lighting for entrance sign.
  5. All grounds (grass, trees, etc.) shall be repaired or replaced new to match existing as a direct cause to construction of above work.
  6. All permits and approvals required by the city of Medina shall be secured by Freedom Court Properties, LLC / J.F. Development, prior to any construction. Proof of permits provided to Liberty Woods HOA Inc.
  7. All contractors to perform all work above shall be licensed, bonded and insured, and registered with the city of Medina as required. Proof of insurance shall be provided to Liberty Woods HOA Inc., prior to any construction.
  8. Existing vinyl fence parallel to Patriot's Way shall be neatly deconstructed, for construction of your new street entrance. Any of the existing vinyl fence damaged by the new street construction shall be replaced with new, to match existing.
  9. There shall be no new signage of any kind for the new Freedom Court Development. Standard ODOT approved street sign (I.E. Green sign mounted on standard ODOT metal pole) is only permissible marker.
  10. Sub lots shall be minimum 80 foot wide, with exception to homes built in cull-de-sacs.
  11. Homes shall be minimum 1800 square feet livable space, as defined in the Ohio Building Code, current edition.
  12. The existing trees along the property lines shared by Freedom Court Properties and Liberty Woods HOA Inc. shall remain. None of these trees shall be cut down for any reason.
  13. The existing trees between Patriots Way and Freedom Court Properties shall remain. Any trees damaged by cause of the new road and development construction shall be replaced with new, to match existing.
- 4 Item we requested will be added to the proposal, except:

- a) Item #1 – depends on price of sign. Provide a copy of our quote to JFD for their review cost. (VS did not have the sign quote for this meeting).
  - b) Item #2 – denied
  - c) Item #3 – RH did not understand this request. VS clarified which fence we were referring to. Understanding this, RH to review cost. (VS gave RH an estimated cost of \$2500).
  - d) Item #9 – Requested one or two maximum temporary signs for advertising only. VS agreed, but them must be somewhat discreet, not the monument type used for advertising, for example, Sweetbriar Estates.
  - e) Item #12 – No trees will be cut. The area is “blocked” out as common space so that future home owners cannot cut down trees.
- 5 VS informed RH that he will review JFD’s response with the Board of Trustees, understanding that some items are unresolved. RH will follow up with their response to outstanding issues within the near future.
  - 6 Our attorney’s suggest that we grant an easement through our common space, in lieu of sale of the property to JFD. The plat will therefore not require to be amended. Attorney will review if a vote of the association members is required.
  - 7 Meeting adjourned – future meeting as needed.