

Forest Hill Home Owners, Inc.
Agenda for Annual Residents' Meeting
Monday, November 7, 2005
A.M. McGregor Home

7:00 P.M. Welcome and introduction — Christopher J. Hubbert, President

Featured Speaker — Ross Brankatelli,
Service Director, City of East Cleveland

7:30 P.M. Call to order — Christopher Hubbert

Introduction of the members of the executive
committee — Christopher Hubbert

Executive committee reports:

- Financial report — Tony Rupcic, Treasurer
- Membership report — Sally Miller, Vice President of Membership
- Standards report — Clyde Henry, Vice President of Standards
- President's statement — Christopher Hubbert

8:00 P.M. Nominating committee report and election of trustees —
Jan Milic, Chair of the Nominating Committee

8:15 P.M. Announcements — Christopher Hubbert

Questions and discussion

Adjournment

Minutes of the 2005 Annual Meeting of Forest Hill Home Owners, Inc.

Forest Hill Home Owners, Inc. held its annual meeting of members on Monday, November 7, 2005 at the A.M. McGregor Home. Approximately 50 Forest Hill residents, constituting a quorum, were in attendance.

Featured Speaker — Ross Brankatelli

Christopher J. Hubbert, president, introduced Ross M. Brankatelli, P.E., city engineer and service director for the City of East Cleveland. Mr. Brankatelli addressed the residents, describing his role at the city, the history of deferred maintenance and the present reality of limited resources for services in East Cleveland. He then solicited questions from the floor and addressed issues such as street paving, leaf pickup, housing violations, the availability of county, state and federal funds, water costs and repair of sewer and sanitary lines. Mr. Hubbert thanked Mr. Brankatelli for his cooperation with the homeowners association in the past and for his candor in addressing the concerns of Forest Hill residents.

Call to Order and Introduction of the Executive Committee

Mr. Hubbert acted as chair and called the meeting to order at approximately 8:00 P.M. He then introduced the following members of the executive committee serving in 2005 and appointed to serve in 2006:

2005 Executive Committee

Christopher J. Hubbert – President
Robert E. Davis – Senior Vice President
Sally E. Miller – Vice President of Membership
Tony Rupcic – Treasurer
Pam Mason – Secretary
Clyde Henry — Vice President of Standards
Jeff Dross — Newsletter Editor
Richard Secor – Chair of the Board of Trustees
Herschell McCoy — Chair Emeritus
Hester Lewellen — Chair Emerita

2006 Executive Committee

Christopher J. Hubbert – President
Jan Milic — Senior Vice President
Sally E. Miller – Vice President of Membership
Tony Rupcic – Treasurer
Pam Mason – Secretary
Ted Howard — Vice President of Standards
Jeff Dross — Newsletter Editor
Richard Secor – Chair of the Board of Trustees
Herschell McCoy — Chair Emeritus
Hester Lewellen — Chair Emerita

Financial Report

Tony Rupcic, treasurer, presented the FHHO balance sheet and income statement as of October 31, 2005 as well as summary financial information from 1998 to the present (attached). Mr. Rupcic indicated that he expects a small profit for the year and emphasized the importance of increasing the number of contributing members. He then responded to questions from the residents. Chellis Madison moved, Richard Secor seconded, and the residents unanimously approved the financial statements.

Membership Report

Sally Miller, vice president of membership, began her report by describing the role of the vice president of membership. She reported that the association has delivered informational folders and welcome materials to over 70 new residents in 2005. She called attention to the valuable work being done by resident volunteers and concluded by noting that there are several streets in the community that are not represented by trustees.

Standards Committee Report

Clyde Henry, vice president of standards, reported on behalf of the committee. He began by stating the mission of the standards committee: to review exterior alterations to homes in Forest Hill to ensure the standards adopted by the board of trustees are met. He reported that updated standards were adopted by the trustees in 2005 and that they now included guidance on garage doors. He noted that the standards committee successfully preserved the original steel windows in a Rockefeller home that the homeowner wanted to replace with vinyl. Mr. Henry completed his presentation by announcing that he is stepping down as vice president of the standards committee and that Ted Howard will assume the position in 2006.

Nominating Committee Report and Election of Trustees

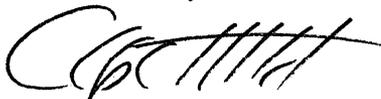
Mr. Hubbert introduced Jan Milic, chair of the nominating committee. Mr. Hubbert presented the proposed list of trustees for election (attached), requested approval to dispense with reading of the list and called for a vote. It was so moved, seconded and the members unanimously approved the proposed slate and appointed them trustees to serve for the 2006 term and until their successors are duly elected and qualified.

President's Message and Executive Committee Report

Mr. Hubbert gave the executive committee report. He began by thanking McGregor home for hosting the meeting and this year's volunteers on the executive committee for their efforts, noting that Mr. Henry's presence on the executive committee would be missed. He then summarized the accomplishments of the executive committee in 2005, including replacing the Burlington wood lot fence, creating an electronic database of residents and obtaining Cleveland Heights landmark status for the blue cottage. He concluded his remarks by commending Roy "Dutch" Harley for his significant contributions to Forest Hill Park.

Adjournment

After the relevant business had been discussed, Mr. Hubbert thanked everyone for attending and adjourned the meeting at approximately 9:00 P.M.



Christopher J. Hubbert
President and Acting Secretary