

**Minutes of the 2006
Annual Members Meeting
of Forest Hill Home Owners, Inc.**

On Tuesday, November 7, 2006, Forest Hill Home Owners, Inc., held its annual meeting of members at the A.M. McGregor Home. Approximately 40 Forest Hill residents, constituting a quorum, attended the meeting.

Welcome and Introduction

Christopher Hubbert, President, welcomed everyone to the meeting, and announced that the planned speaker, Dr. Walter Leedy, Professor of Art History and Urban Planning at Cleveland State University, was regrettably unable to address the gathering as planned due to illness.

Call to Order and Minutes

Christopher acted as chair and called the meeting to order at approximately 7:20 p.m. He then introduced the following members of the executive committee serving in 2006.

2006 Executive Committee

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

Minutes of the 2005 annual members' meeting were offered for approval and approved.

Financial Report – Tony Rupcic, Treasurer

Tony Rupcic, treasurer, presented the FHHO income statement and balance sheet as of October 31, 2006, as well as a summary of year-to-year trends in assets, total revenues, net income, and number of contributors for 1998-2005 and YTD 2006.

Tony anticipates a surplus of approximately \$2,100 for 2006. A look at the numbers suggests that this happy circumstance is due to good money management, but that the declining number of contributors is worrying.

Discussion first centered on the issue of taxes. Tony said that the property tax was 3% on all properties, that FHHO had secured a reduced valuation of the Northvale traffic island, and that it was difficult to compare the values of un-built lots with the values of built lots. Brief discussion of tax increases, including the rationale for tax increases, followed.

Conversation moved on to the topic of contributors and contributions. The unevenness of contributors and contributions over time was noted. Suggestions were sought and freely offered. Suggestions included:

- Mention the value of FHHO in dues solicitations, not just in the newsletter.
- Make sure that FHHO beautification projects, etc., are mentioned in the dues solicitation.

- FHHO should advertise to residents that it pressures Cleveland Heights and East Cleveland to keep up derelict properties.
- Reintroduce original FH design elements in the neighborhoods.

There was some curiosity about FHHO's involvement with the upkeep of derelict homes. Christopher observed that even the cities of Cleveland Heights and East Cleveland have a hard time dealing with this growing problem. He added that the Standards Committee works to arrive at workable solutions for some problem properties, and that FHHO has explored the possibility of making some repairs itself.

Membership Report – Sally Miller, Vice President for Membership

Sally Miller, Vice President for Membership, thanked the trustees for their diligence in handing out newcomer's packets to new residents. She also thanked all the volunteers who helped with the Blue Cottage and Burlington Lot clean-ups, and those who helped with the mailings. The need for continued good communication among trustees and between trustees and non-trustees was stressed. The "near-neighbor" postcard notification system was mentioned as a good way to let residents know their new neighbors' names. A plea was made for more trustees and volunteers.

Then, Sally oversaw a Forest Hill Members contest, with door-prizes for winners in various categories.

Finally, Christopher announced that Sally is retiring from her position as Vice President for Membership and extended his and FHHO's thanks to Sally for her exemplary service, with special mention of her success coordinating volunteers.

Standards Report – Ted Howard, Vice President for Standards

Ted noted that he has been vice president for standards for a year, and he opened his report by saying that he sees himself as an interpreter (for residents) of deed restrictions and an intermediary (regarding deed restrictions) between residents and contractors, contractors and cities, and cities and residents. He said that the process of acquiring FHHO Standards permits is easy enough, but that there are sometimes problems coordinating with the cities. Richard noted that the Standards Committee is involved with vendors, too. Ted added that the system works well.

Questions and conversation had to do with realtors, and in particular the problem that realtors do not always convey to buyers that FH homes come with deed restrictions, or that FHHO is a dues-collecting organization, and may not always know it themselves (although they should). Ted and others stressed that the deed restrictions are a good thing, because they help sustain FH property values. It was suggested that FHHO put together a pamphlet on deed restrictions, in order to educate realtors and home buyers. Richard Secor offered to target every home that goes on the market and send information on FHHO and deed restrictions to their realtors.

A number of topics were covered, including:

- A "Ted's List" was suggested, of vendors and contractors who work well with FHHO and Forest Hill residents.
- Dogs and dog noise remain a problem, and Standards is working toward a solution. Ted noted that both cities have leash laws and nuisance laws.
- Regarding trees, Tony said that FHHO would be conducting a tree lawn-tree inventory over the next few weeks. Cleveland Heights residents were reminded

that if they have a tree removed from their tree lawn, they must call the city and request to have the tree replaced. East Cleveland has no such program.

- Regarding a resident whose property was damaged by his neighbor's tree, Ted said that the Standards Committee would send a letter to the neighbor.

President's Statement – Christopher Hubbert

Christopher deferred to Jan Milic, who presented awards for most improved properties. Christopher congratulated the awardees and thanked Jan for presenting the awards. He asked for nominations for awards for next year's annual meeting.

Nominating Committee Report and Election of Trustees – Christopher Hubbert, on behalf of Hester Lewellen, Chair of the Nominating Committee

The slate for the 2007 board of trustees (attached) was nominated and unanimously elected to serve until their successors are duly elected. In addition, the following residents were presented and confirmed for FHHO executive committee offices:

2007 Executive Committee

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

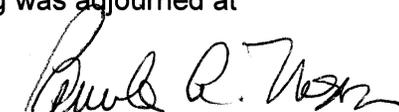
Announcements – Christopher Hubbert

- Christopher discussed the archive project, now complete, and the collaboration with Cleveland State University and the Cleveland Public Library.
- Christopher discussed the Forest Hill light pole recently acquired by FHHO from Rocky River. Suggestions including making an aluminum cast of the pole.
- The new FHHO website is expected to be up and running by the end of November.
- Sharon Gregor's new book, *Forest Hill: The Rockefeller Estate*, was announced and applauded.

Questions and Discussion

Conversation continued regarding the light pole, then thoughts turned to the wild turkey, who had not been seen lately but whose demise was not yet confirmed.

The relevant business having been discussed, the meeting was adjourned at approximately 8:55 p.m.


Pamela A. Mason, Secretary

Forest Hill Home Owners, Inc.
Agenda for Annual Residents' Meeting
Tuesday, November 7, 2006
A.M. McGregor Home

- 7:00 P.M. Welcome and introduction — Christopher J. Hubbert, President
- Featured Speaker — Dr. Walter Leedy,
Professor of Art History and Urban Planning, Cleveland State University
- 7:30 P.M. Call to order — Christopher Hubbert
- Introduction of the members of the executive
committee — Christopher Hubbert
- 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
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- Approval of prior year's minutes — Christopher Hubbert
- Executive committee reports:
- Financial report — Tony Rupcic, Treasurer
 - Membership report — Sally Miller, Vice President of Membership
 - Standards report — Ted Howard, Vice President of Standards
 - President's statement — Christopher Hubbert
- 8:00 P.M. Nominating committee report and election of trustees —
Christopher Hubbert, on behalf of Hester Lewellen,
Chair of the Nominating Committee
- 8:15 P.M. Announcements — Christopher Hubbert
- Questions and discussion
- Adjournment

Forest Hill Home Owners 2007 Trustees

Trustee	Phone No.	Street	Sector
Eleanor Shankland	321-6902	South Newbury	1
David Richardson	371-5324	Central Newbury	2
		North Newbury	33
		Lee/North Newbury	43
		Central Newbury	47
Dick Secor	321-6664	West Rumson	5
Jan Milic	932-4658	West Chelsea	7
Clara Robinson	932-7371	S/W Monticello	8
Nate Wright	932-1062	N/W Monticello	9
Ron Ramsey	932-7748	South Burlington	10
		North Burlington	44
Christine Ko	321-7649	South Forest Hills - West	13
Jeff King	320-9939	South Forest Hills - East	13
Carol Scott	932-0313	East Rumson	14
Mickey Lucas	403-6722	Seaton	15
Dorothy Rambo	932-3033	East Chelsea	17
Christopher Hubbert	736-7215	Central Rumson	18
Anthony Robinson		South Hereford	19
Gwendolyn Bennett	371-9324	Central Hereford	22
		North Hereford	23
Chellis Madison	371-2836	North Brandon	25
Bob Muth	321-6069	South Brandon	26
Sylvester Bennett	321-8740	Carver	27
Louise Kates	371-2865	South Mt. Vernon	29
Hester Lewellen	371-0674	Eastwick	30

Forest Hill Home Owners 2007 Trustees

Trustee	Phone No.	Street	Sector
		South Walden	31a
Deborah Adrine	361-0610	West Cleviden	34
Frank Ricci	397-9960	East Cleviden	35
Kathy Thomas	397-0505	East Brewster West Brewster	36 37
Nancy Moody	371-4702	Wyatt	38
Nan Decker	397-5866	East Henley	41
Herschell McCoy Debra Brown	932-7515 321-3328	West Henley	42
Mark Lowe	371-0337	East Glynn	45
Clyde Henry	932-8952	East Monticello	46
Sally Miller	321-2516	At Large	N/A
Vacant		Bolton	3
		Mayfield	4
		Kew	6
		Blackmore	11
		Westover	12
		Hollister	16
		Central Rumson	18
		Taylor South	20
		Taylor North	21
		East Northvale	24
		Rutherford	28
		North Walden	31
		North Forest Hills	32
		North Mt. Vernon	39
		Fenemore	40
		West Northvale	48