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**Forest Hill Home Owners, Inc.  
Agenda for Annual Residents' Meeting  
Tuesday, November 13, 2007  
A.M. McGregor Home**

7:00 P.M. Welcome and call to order — Christopher Hubbert, President

Introduction of the members of the 2008 executive committee — Christopher Hubbert

Christopher Hubbert – President  
Jan Milic — Chair of the Board and Senior Vice President  
Nate Wright – Vice President of Membership  
Tony Rupcic – Treasurer  
Pam Mason – Secretary  
Sally Miller — Trustee at Large  
Jeff Dross — Newsletter Editor  
Hester Lewellen — Chair Emerita

Approval of prior year's minutes — Pam Mason, Secretary

Executive committee annual reports for 2007:

- Financial report — Tony Rupcic, Treasurer
- Membership report — Nate Wright, Vice President of Membership
- Standards report — Ted Howard, Vice President of Standards
- President's statement — Christopher Hubbert

7:45 P.M. Recognition of the contributions of long-standing trustees — Jan Milic, Chair of the Board of Trustees

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

8:15 P.M. Announcements — Christopher Hubbert

Questions and discussion

Adjournment

**Minutes of the 2007  
Annual Members Meeting  
of Forest Hill Home Owners, Inc.**

On Tuesday, November 13, 2007, Forest Hill Home Owners, Inc., held its annual meeting of members at the A.M. McGregor Home. Approximately 40 Forest Hill residents attended the meeting, constituting a quorum.

**Welcome and Introduction: Christopher Hubbert, President**

Christopher Hubbert, President, welcomed everyone to the meeting.

**Call to Order and Minutes: Christopher Hubbert**

Christopher acted as chair and called the meeting to order at approximately 7:15 p.m. Minutes of the 2006 Annual Meeting were reviewed and approved.

Christopher then introduced the members of the 2007 executive committee:

President – Christopher J. Hubbert  
Senior Vice President – Jan Milic  
Treasurer – Tony Rupcic  
Vice President for Standards – Ted Howard  
Newsletter Editor – Jeff Dross  
Vice President for Membership – Nate Wright (new vp)  
Secretary – Pam Mason  
Chair Emeritus – Herschell McCoy  
Chair Emerita – Hester Lewellen

**Financial Report – Tony Rupcic, Treasurer**

Tony Rupcic, treasurer, presented the FHHO income statement and balance sheet as of October 31, 2007, as well as a summary of year-to-year trends in assets, total revenues, net income, and number of contributors for 1998-2006 and YTD 2007.

Tony noted that 90% of FHHO revenue comes from dues, and observed that FHHO had received 274 contributors YTD 2007 – roughly 27% of homeowners. The number of contributors has declined slowly but steadily over the past several years. In response to a question, Tony said that the downturn likely reflects increased transience, increased numbers of foreclosures, and harder times in general, adding that FH is not immune to general economic trends. They agreed that the declining number of contributors is worrying.

A homeowner asked why FHHO dues are voluntary. Tony and Christopher responded that the original terms of the deed restrictions did not empower FHHO to levy dues.

Tony was praised for keeping expenses down, especially considering the downturn in contributions. He pointed out that FHHO's largest expense is real estate taxes. A homeowner asked why FHHO keeps property, since property does not generate income and does incur the cost of taxes. Tony and Christopher responded that the Burlington Lot keeps a green space along the side of the development; they agreed that the Mayfield lot may not be worth the \$30,000 book value and said that they would look into the matter. However, to the larger point, they said that FH has owned land for many years and has occasionally bought and sold it.

### **Membership Report – Christopher Hubbert**

Christopher delivered the report and talked about the welcome packet and new neighbor notification programs. He thanked Sally Miller for taking over as vice president for membership when Sabryna Wheeler unexpectedly resigned, and thanked Sabryna for her efforts also. He welcomed new vice president for membership, Nate Wright.

### **Standards Report – Ted Howard**

Ted noted that he will not be continuing in the position of vice president for standards. Christopher praised his work and asked homeowners to forward the names of any persons who might be interested and able to undertake the very demanding tasks of the position.

Ted then delivered the report. He noted that 36 permits had been issued YTD and that he expected that the year-end total would be about 40. He reported on a better, more cooperative relationship between FHHO Standards and the City of Cleveland Heights, and noted the always very cooperative relationship that FHHO has enjoyed with the City of East Cleveland. He discussed the new table of uniform fees and fines.

Ted turned to critical standards-related issues facing Forest Hill:

- homeowners who forget to tell their contractors that a FH permit is needed before construction starts.
- contractors who refuse to comply with this system.

Christopher thanked Ted for his accomplishments and hard work as vice president for standards. It is clear that Ted will be missed.

A question arose about occupied but unmaintained homes, as well as maintenance of bank-owned homes. Ted noted that the FHHO standards committee and the vice president for standards were originally charged with maintaining building and building modification standards, but emphasis will likely shift somewhat as it becomes clear that maintenance is a community concern. Ted cautioned that the community will need to arrive at a consensus on how to help those homeowners who may not be able to help themselves.

In response to a question about lawns, Ted said that the City of Cleveland Heights has a lawn-mowing program; the City of East Cleveland does not.

Discussion shifted from maintenance topics to other topics, including rentals, multifamily homes, and the “termite house” on Lee Boulevard. The possibility that the City of East Cleveland might be able to buy and raze the termite house stirred some excitement.

### **President’s Statement – Christopher Hubbert**

Christopher reported that the Blue Cottage had secured a place on the National Register of Historic Places. Jan Milic observed that this was entirely due to Christopher’s hard work. Christopher continued that he hopes that the NRHP status will help FHHO secure funds to make needed repairs to the Blue Cottage.

Other accomplishments for 2007 included repairs to the Blue Cottage and the new Standards schedule of application fees and fines. Christopher made an effective case that FHHO has the opportunity to make a difference.

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

The slate for the 2008 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:

President – Christopher J. Hubbert  
Senior Vice President – Jan Milic  
Treasurer – Tony Rupcic  
Vice President for Standards – Ted Howard  
Newsletter Editor – Jeff Dross  
Vice President for Membership – Nate Wright  
Secretary – Pam Mason  
Chair Emeritus – Herschell McCoy  
Chair Emerita – Hester Lewellen

**Awards: Jan Milic**

Jan announced the following awards and presented plaques to the recipients.

- Herschell McCoy: Honorary Trustee Certificate
- Richard Secor: Honorary Trustee Certificate
- Eleanor Shankland: Honorary Trustee Certificate

**Questions and Discussion: All**

Questions included how to encourage new residents to join FHHO. Several means were suggested, including dues solicitation, newsletter reminders, short notes from the FHHO President, and encouraging trustees to take a more active role (short of collecting dues themselves).

Another set of questions had to do with inter-city relations and the limits of Cleveland Heights officials' interest in problems of East Cleveland residents of Forest Hill. The Strong relationship between the two police departments was noted.

Residents on Northvale complained that East Cleveland had not responded to their request to the City to repave/repair their section of street. Christopher said that he would follow up.

The relevant business having been discussed, the meeting was adjourned at approximately 8:45 p.m.

  
Pamela A. Mason, Secretary