



**Agenda for Annual Residents' Meeting
Tuesday, November 11, 2008
A.M. McGregor Home**

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

Introduction of the members of the 2009 executive committee — Christopher Hubbert

Christopher Hubbert – President

Jan Milic — Chair of the Board and Senior Vice President

Nate Wright – Vice President of Membership

Erika Van Kirk — Vice President of Standards

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
- President's statement — Christopher Hubbert

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

8:15 P.M. Announcements — Christopher Hubbert

Questions and discussion

Adjournment

**Minutes of the 2008
Annual Members Meeting
of Forest Hill Home Owners, Inc.**

On Tuesday, November 11, 2008, 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, Call to Order, and Approval of Minutes: Christopher Hubbert

Christopher Hubbert, President, welcomed everyone to the meeting. Christopher acted as chair and called the meeting to order at approximately 7:15 p.m. Minutes of the Fall 2007 Annual Meeting were reviewed and approved as amended.

Christopher then introduced the members of the 2009 executive committee, approved by the Trustees last month:

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

Financial Report – Tony Rupcic, Treasurer

Tony Rupcic, treasurer, presented the FHHO income statement and balance sheet as of October 31, 2008, as well as a summary of year-to-year trends in assets, total revenues, net income, and number of contributors for 1998-2007 and YTD 2008.

Tony reported that FHHO had received contributions from 253 YTD, compared to 274 contributors in 2007 YTD. He added that property taxes have increased by 10% and insurance premiums have gone up by 40% this year.

Christopher asked if FHHO would end up in the black for 2008. Tony anticipates yes; that good management has left the organization with a surplus most recent years. He noted, however, that the economy is tough.

With respect to the balance sheet, Tony added that FHHO real property is listed at the county assessment value.

The financial report was accepted.

Membership Report – Christopher Hubbert (for Nate Wright)

Christopher reported that Forest Hill has received 28 new residents in 2008 YTD.

President's Report – Christopher Hubbert

Christopher's report focused on the new FHHO home maintenance standards, which were adopted by the Trustees last month (October 2008) and will go into effect in 2009. The new standards are especially needed given the present economic situation. There is a lot of concern that banks might not maintain foreclosed properties in good condition. Christopher noted that right now there are 24 vacant homes in Forest Hill – 2.5% of total homes. It could be worse.

Nominating Committee Report and Election of Trustees – Sally Miller, Chair of the Nominating Committee.

Sally reported that since the trustees elected in Fall 07 serve a two-year term, there is only one new trustee: Patrick Jordan, for Brewster Road. The current trustees, including Mr. Jordan, were unanimously ratified by the residents.

Questions and Discussion: All

Christopher opened the floor for questions and discussion. Questions included concerns about the size and placement of TV satellite dishes, and several people gave advice on this matter. Christopher noted that satellite dishes should be placed as unobtrusively as possible.

Jan asked all in attendance to introduce themselves – and so we all did. This activity allowed everyone to have a say, and was well received.

Mary Madison reported that her neighborhood is losing trees, a concern that many at the meeting shared. Tony responded that Cleveland Heights policy is to replace trees if the homeowner wishes, but this is at the initiative of the homeowner. Christopher said that he would follow up with the City.

Adele DeMarco volunteered to develop strategies for marketing Forest Hill to realtors and to prospective homebuyers. Her offer was received with enthusiasm.

Conversation turned to road/curb upkeep by both East Cleveland and Cleveland Heights. The need for coordinated action – for example, many people on a street calling city hall about a pothole – was stressed.

It was suggested that a microphone be available at future FHHO members' meetings. It is difficult for some to hear what others are saying. Christopher said that he would look into it.

The issue of street lights came up; in particular, the number of street lights out along Forest Hill Boulevard. Christopher responded that the Electric Company is responsible for street lights, but that it might have to be given the pole number in order to respond effectively.

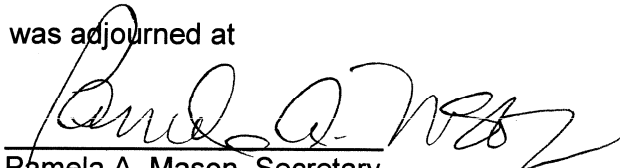
Also mentioned were lighting problems and dead trees in Forest Hill Park. Christopher responded that Forest Hill Park is actually not part of the Forest Hill residential development, but that Richard Secor works closely with the Forest Hill Park Association, and Christopher will get in touch with Richard and pass along these concerns.

Several people complained about the green cable boxes on the tree lawns.

Regarding stray cats, the Animal Protection League will trap cats. The city governments are not much help.

Norm Pronge won the \$10 raffle.

The relevant business having been discussed, the meeting was adjourned at approximately 8:25 p.m.


Pamela A. Mason, Secretary