



**Agenda for Annual Residents' Meeting  
Tuesday, November 10, 2009  
A.M. McGregor Home**

7:00 P.M. Welcome and call to order — Jan Milic, Chair of the Board

Survey results

Resident recognitions

Remarks by Virginia Colville, Forest Hill resident since 1935

Introduction of the members of the executive committee

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

Jeff King — Vice President of Standards Elect

Tony Rupcic — Treasurer

Pam Mason — Secretary

Marla Zwinggi — Secretary Elect

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 2009:

i Financial report — Tony Rupcic, Treasurer

i Membership report — Nate Wright, Vice President of Membership

i President's statement — Christopher Hubbert, President

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

“Rockefeller's Cleveland” by Sharon Gregor

Questions and discussion

Adjournment

**Minutes of the 2009  
Annual Members Meeting  
of Forest Hill Home Owners, Inc.  
(Revised)**

On Tuesday, November 10, 2009, 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: Jan Milic**

Jan Milic, Chair of the Board of Trustees, welcomed everyone and called the meeting to order at approximately 7:10 p.m.

First, Jan congratulated those trustees who had already distributed the residents' survey and strongly encouraged those trustees who had not distributed the surveys to do so. The results so far, she added, suggested a certain apathy among trustees if not residents themselves. She elaborated on her findings.

Then, Jan gave special recognition and applause to Pam and Stan Dickinson, FH residents in attendance at the meeting, who bought, beautifully restored, and are selling one FH house and have recently bought another in which to live.

Finally, Jan introduced the evening's invited speaker, Ms. Virginia Coleville, who has lived in Forest Hill since 1935. She reminisced about the special culture of pre-modern Forest Hill and observed the many changes since then.

**Introduction of the 2010 members of the executive committee – Sally Miller**

Sally Miller, Chair of the Nominating Committee, introduced the members of the 2010 executive committee, approved by the Trustees last month:

Chair, Board of Trustees – Jan Milic (also new Interim Chair, Standards Committee)  
President – Christopher Hubbert – President  
Treasurer – Tony Rupcic  
Vice President for Standards-Elect – Jeff King  
Vice President of Membership – Nate Wright  
Secretary Elect – Marla Zwinggi  
Newsletter Editor – Jeff Dross  
Trustee-at-Large – Sally Miller  
Chair Emerita – Hester Lewellen

**Approval of 2008 Minutes – Pam Mason**

Minutes of the Fall 2008 Annual Meeting were reviewed and approved as amended.

**Executive Committee Annual Reports for 2009:**

**Financial Report – Tony Rupcic, Treasurer**

Tony Rupcic, treasurer, presented the FHHO income statement and balance sheet as of October 31, 2009, as well as a summary of year-to-year trends in assets, total revenues, net income from 1998-2008.

Tony reported that 2009 revenues YTD were down by about \$1000, and referenced declining numbers of contributors over time, as well as lost income from investments due to declining interest rates in 2009. He added that FHHO still has to pay ½ its landscape bill, and that the organization will likely close 2009 with a loss of around \$500.

Good management has left the organization with a surplus most years up to now. But the organization has pruned expenses as much as it can.

Marla Zwinggi suggested an e-letter asking for small donations – say, \$10 – that could make up the deficit. This suggestion was met with much interest.

The financial report was accepted.

#### **Membership Report – Nate Wright, Vice President for Membership**

Nate reported that Forest Hill has received 46 new residents in 2009 YTD, including five in October, up from 28 YTD in 2008. This is very good news. Nate added that it is very important to get new residents involved in order to maintain community. He advised all FH residents to speak up, get involved, and get things done.

Hester Lewellen suggested that FH encourage residents to call their block trustees with problems and questions.

#### **President's Report – Christopher Hubbert, President**

Christopher's report focused on changes in the standards committee:

- Jan Milic's willingness to step in as interim Chair of the Standards Committee; and
- Jeff's King's willingness to step in as new Vice President for Standards/liasion with Jan's committee.

Christopher remarked upon the increasing emphasis on exterior maintenance to maintain property values in these hard economic times.

The subject of an e-newsletter came up again, and many think that this is a good idea.

#### **Special Guest: Mayor Gary Norton, Mayor of the City of East Cleveland**

Mayor Norton, who is a Forest Hill resident, was a welcome visitor. He expressed his interest in and support of FHHO and Forest Hill and noted that his grandmother, Mrs. Hattie Helm, is trustee for her street. He gave everyone his cell phone number, 216-374-3241, and his e-mail address, [garynortonjr@gmail.com](mailto:garynortonjr@gmail.com), to demonstrate his accessibility to FH residents. He brought a check to show his support.

#### **Questions and Discussion: All**

Christopher opened the floor for questions and discussion. Topics and ideas included:

- Residents with complaints about mail delivery were referred to US Representative Marcia Fudge's office.
- Vetella Camper made an impassioned plea for a more "glass-half-full" attitude among Forest Hill residents, called for twice-a-year membership meetings, and suggested that FHHO spice up the garden tour to make it more interesting. She also brought a check to show her support.


- Christopher asked if members thought there should be a joint trustees-members meeting.

**Further announcements:**

- Sharon Gregor's new book, Rockefeller's Cleveland, will be published in January, 2010.
- Christopher Hubbert won the 50/50 Raffle of \$20 which he donated back to the Home Owners Association.

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

Respectfully submitted,

  
Marla Zwinggi, Secretary