



FOREST HILL HOME OWNERS INC.

Combined Executive Committee and Board

Date: December 15, 2022, 7 pm.

Forest Hill Church, Presbyterian. 3031 Monticello Blvd. Cleveland Hts, OH.

Present: Gretchen Mettler, Tony Rupcic, Jan Milic, Jim Havach, Mary Rice, Donna Kolb, Lisa Henry, Brad Toth, Frederick Knuckles, Sarah Fuller, Mary Rice, Fran Mentch, Beryl Tishkoff, Druscilla Roberts. Tracey Kirksey attended virtually.

Excused: Chris Hubbert

Absent: Jayati Basu, Katina Davis, Ko Carten, Nate Wright, Lee Barbee, Aaron Haynes, Jacqueline Kelly

Agenda

1 President Gretchen Mettler called the meeting to order at 7:15.

2. October 12, 2022, Meeting Minutes were approved.

3. Annual Meeting November 16, 2022, Minutes were approved with minor corrections.

4. Introductions-Everyone in attendance introduced themselves. It was pointed out that many of the trustees are residents of a cluster of a small group of streets in Cleveland Heights, and that East Cleveland residents do not have much representation on the board. This is concerning because the city of East Cleveland has significant financial and housing problems. Effort will continue to recruit board members from a broader area of the HOA. In the past there were representatives from almost every street. Having more social events may help to recruit trustees as it has done so in the past.

Trustees were reminded that one of the prerequisites to serve on the board is to be up to date with payment of annual contributions of at least \$75. Payment can be dropped off in the Blue Cottage mailbox or sent to Tony or done on PayPal through the web site.

There was lengthy discussion about the issues that FHHO has dealt with over the length of its existence and the same issues that are difficult for all HOAs to deal with. These issues included: Residents not being aware of FHHO and its purpose. Residents being upset about enforcement of standards by FHHO and the city of Cleveland Heights. Concern about the cost of repairs, particularly roof repairs/replacements. Concern that long-term residents' concerns are not in keeping with current needs.

5. There was a brief discussion about which board members will have 2-year terms. Half of the board members will serve a 2-year term and half will serve 1 year. This is in keeping with the

change in the by-laws, as determined by vote at the annual meeting. No decisions were made, but board members were urged to consider which term length they wanted. Jim suggested it is probably advisable that only 50% of the new board members would have 2-year terms.

Discussion to continue at the next meeting,

6. Board members were urged to consider who they would like to have for officers. The positions open are Chair, President, and Vice President. Tony volunteering to continue as Treasurer. Further discussion about officers and their appointments will be held at the next meeting.

7.. Treasurer's Report-the full report was provided at the Annual Meeting. We will have a \$1500 deficit this year due to the roof repair and the Tea Party cancellation because of inclement weather. There was some discussion as to whether contributions could be earmarked for specific funds.

8. Discussion: These committees need "help"/ members:

Blue Cottage restoration report – Beryl gave a report on the Save the Blue Cottage campaign and the need for more volunteers to help.

Slate/tile roof survey – Jan reported this is on hold for the moment.

Membership – Jan distributed the list and contact information of current trustees, and list of projects that trustees can consider helping with. She also suggested that trustees visit the FHHO website to review the information there. As preservation/standards chair, Tony suggested everyone read the mission statement of FHHO.

Preservation/Standards – Tony responded to some of the concerns that were brought up during the Introduction part of the meeting. He clarified the role of standards and FHHO.

9. New Business – Fran has contacted the city of Cleveland Heights and asked that the appropriate officials meet with FHHO to inform residents what can be done about homes in disrepair. Planning Director responded but wants clarification of our request. Jim stated he also reached out to the city's law director several months ago about a standards problem, but never received a reply. Fran will follow-up with Planning Director and report back at the next meeting.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Fran Mentch