



# FOREST HILL HOME OWNERS INC.

Combined Executive Committee  
and Board

Date: April 13, 2022 7 pm

Attending: Gretchen Mettler, Tony Rupcic, Jan Milic, Fran Mentch, Nathaniel Wright, Joan Fox, Lee Barbee, Jim Havach, Mary Rice, Donna Kolb, Tracey Kirksey, Christopher Hubbert, Ko Carten, Jacqueline Kelly, Beryl Tishkoff

Excused: Jammie Artise

## Agenda

1. Call to order at 7:05 pm by Gretchen Mettler, President
2. The March 9, 2022, Meeting Minutes were approved.
3. Treasurer's Report Tony reported that both participation and donation amounts have decreased. Some of the people who used to give regularly no longer do. Tony projects that the HOA needs \$16,838.00 for a well-funded HOA; we need \$11,788.00 for the rest of 2022. We discussed how to increase donations. Sending an email encouraging donations was discussed. There was a brief discussion of how to utilize the results of the survey that was sent to members last year. Their responses were that they are interested in legal action to bring houses up to standard, in education and social activities.
4. Standards/Preservation Committee – Jo Fox The POD at 3196 Rumson is gone. An inquiry was made about putting solar panels on home. Properties at 3384 Chelsea Rd and one on 3370 Seaton are finally in Cleveland Heights Housing Court following years of complaints from Preservation Committee members. Property owner at 1412 Westover, in spite of the economic and architectural benefits of wood siding, is unwilling to consider restoration. Approval was given to replace the existing siding with new vinyl siding, Approval was given for an extension, Hardieboard Siding, window replacement, and roof replacement, at a home on 1036 Hereford.
5. Blue Cottage Evaluations by Lewin and Wright  
Evaluations by the Lewin and Associates and the Wright firms were completed. Lewin assessment cost \$800. The Wright assessment cost \$300. The evaluations both indicated it would cost between \$40,000-\$50,000 to repair the foundation. The Wright report detailed repairs to windows, walls, the roof, door, gutters, downspouts, and storm drainage systems are required. Jo is calling the Restoration Society to get recommendations of people who could do this job.

There was discussion about how the decision was made to hire the engineering firms for the inspections. Outcome of the discussion included: the process for obtaining the Wright

assessment was flawed; a board member may not send an email to other board members demanding a vote; no email vote will take place unless there is an emergency need for it. A motion was made, seconded and passed to pay for the Wright assessment retroactively.

Jo pointed out that the cause of the sinking foundation, which upon looking underneath was much worse than even two years ago when she took photos, was the downspouts, which were either totally blocked, disconnected from gutters, cracked, or disconnected from anything meant to discharge water away from the foundation. Gretchen cleaned the gutters and all but one downspout, which is totally blocked. Tony will clean the downspouts.

We owe Patrick Dufy for plumbing repairs, but they will be covered by insurance.

6. Bylaws Committee Chris Hubbert Work is continuing on the by-laws for the Board and Executive Committee. Goal is to better delineate authority between the two groups.
7. Membership – Jan Milic. Jan took 14 welcome gifts to new homeowners. Proposal for an Honor Roll of members was briefly discussed and then withdrawn.
8. Marketing Tracie spoke about a University Heights program that we may want to model. They have a “Beautiful Home Contest” with various categories including best “2 homes in a row”, “Best Curb Appeal”, best “3 houses in a row”, “Best Front Door”. Winners are given a yard sign to display.  
Mary suggested having a program with Tim from “This Old House”.  
Beryl discussed the fundraising required to restore the Blue Cottage. She is going to contact Patti Choby from Cobalt, to help with this. Beryl suggested that we establish the “Committee to Save the Blue Cottage” and she will be chair of the committee. Motions for these actions were approved.
9. Garage Sale-may be canceled as only 4 people signed up so far and we 10 participants at a minimum are needed.  
As a Marketing event, Jo Fox, Fran Mentch, and Jackie Kelley will participate as FHHO’s team, “The Rockspellers” in the Reaching Heights 32<sup>nd</sup> annual Spelling Bee-  
The event is a fundraiser for tutoring services in the schools.  
A speaker from the Cleveland Restoration Society will make a presentation on Wednesday May 18<sup>th</sup> 7pm, at Forest Hill Presbyterian Church.  
Green Team is sponsoring events for April in honor of Earth Month; our Burlington Lot Clean-up is included on that calendar of events on April 23.
10. Other business We recently learned that Ott and Associates, the law firm we have on retainer has been billing us for receiving copies of the foreclosure documents for homes in our neighborhood. These documents have been sent to Ott because they are the FHHO statutory agent, but FHHO derives no benefit from this activity and it costs money. Chris is going to contact the law firm about this issue in an effort to stop this practice and FHHO may revert to using KJK, Chris’ law firm as the statutory agent.

## 11. New Business

Jan Milic reported that she had applied for a Future Heights neighborhood mini grant to fund flyers, a cordless weed whacker, and gas for edgers, and hiring if necessary, to remove weeds from curbs along Monticello. We will recognize Monticello neighbors at annual meeting if the project is implemented. FHHO would be required to fund 20% of the \$800 that had been requested.

Proposal for periodical news blast via Mail Chimp, primarily to keep the presence of FHHO "alive." Fran agreed to use MailChimp to send out emails as requested.

Meeting adjourned at 9 p.m.

Fran Mentch  
Secretary