



FOREST HILL HOME OWNERS INC.

Combined Executive Committee
and Board

Date: January 12, 2022, 7 pm

Attending: Jan Milic, Jo Fox, Fran Mentch, Jim Havach, Chris Hubbert, Tony Rupcic, Lee Barbee, Gretchen Mettler, Beryl Tishkoff.

Absent: Tracey Kirksey

Agenda

1. Called to order at 7:06 pm
2. Approval of Annual Meeting Minutes November 10, 2021, Chris Hubbert, 2nd Jim Havach. All approved.
3. Treasurer's Report Jan Milic, 2nd Jim Havach. All approved
4. Nominating Committee Appointment of new officers slate:
 - a. Beryl Chair of the Board
 - b. Gretchen President
 - c. Tony Treasurer
 - d. Fran Secretary
 - e. Jan Milic VP Membership

Jo Fox suggested Jim Havach for Senior VP; Jim said he was ok with his nomination. Chris moved to accept the slate; Tony seconded. Jo voted no to both slates, not necessarily because of the candidates but for serious procedural issues with which Jo will not be associated.

5. Nominating Committee report new board members
 - a. Jammie Artise (Henley)
 - b. Donna Kolb (Rumson)
 - c. Mary Rice (Monticello)
 - d. "Ko" Carten (Chelsea)

Jim moved to accept the new members, Chris 2nd. Unanimous approval of those attending. The new members were then invited to join the Zoom meeting.

Gretchen as President then addressed the Board on some specific responsibilities:

The only requirement to be a board member is to have been a contributor in 2021 at least the \$75 level, and to contribute in 2022. All trustees should make their contributions by January 31, 2022. Gretchen and Bryan made their contribution this morning.

Every board member is expected to be involved on some committee. That is the only way the organization is going to work and improve the neighbor's understanding of the organization.

Gretchen will circulate a calendar for the year so that each board member can sign up for some weeks to pick up the trash that accumulates on the Blue Cottage lawn. It is located on a windy corner and trash easily blows into the yard. Gretchen, as President, has been picking up trash since 2019, but it shouldn't be solely the President's responsibility to make the Cottage lawn look presentable.

Gretchen solicited volunteers to work on the Cottage flower beds this summer. Jan, Donna and Ko volunteered to help. Gretchen will also participate. Beryl plans to ask landscapers what they would charge to care for the beds.

6. Blue Cottage Preservation proposals – Beryl

The Blue Cottage was built in 1937. It is on a Registry of Historic Places. It is 634 sq. ft. It is sinking. We have one estimate from 2019 that it would cost \$73,000 to repair what the Cottage is sitting on, to level the building and prevent it from sinking in further and prevent animals from nesting under the building. Some believe it is on railroad ties; others stated it is on concrete blocks, nevertheless it is sinking. It was decided that a structural engineer look at the building and make recommendations. We would like to raise \$80,000 this year for this repair. Fundraising will be done in various ways, and will include a high-end auction, asking for support from individuals and organizations—particularly organizations concerned with local history and how the Cottage fits into that history. Contact Steve Litt from the Plain Dealer, the Cleveland Heights Historical Society, Radcliffe Foundation, Forest Hill Preservation Society. Cleveland Heights Community Development Block Grant funds were mentioned as possibly supporting and publicizing our fund raising.

Beryl agreed to take leadership on this fundraising. Please contact her with suggestions.

7. Membership Committee proposals – Jan discussed ways to keep homeowners involved

and feeling connected to the neighborhood. She is planning a Monster Garage Sale on May 21. FH had 35 new residents last year. It is important to reach out to all of them. Jan has been working on connecting, as well as sending out condolence and congratulation cards. We discussed the importance of block parties. Jan would like to have a representative from each street to help with these events and reaching out to new residents.

8. Bylaws proposals – Chris. Revisions to the by-laws were distributed before the Annual Meeting, discussed at the meeting and adopted by resident votes. Next section to review is board member structure. Christopher, Jo Fox, Gretchen and Jim Havach will work on this.

9. Standards Committee – Jo. There was discussion about how to best preserve the slate roofs on the homes. Some owners are not aware that they are expected to preserve the slate roof. Board members discussed sending letters to everyone with a slate/tile roof reminding them they are expected to keep the slate/tile roof and not tear it off. A bank-owned home on the corner of Chelsea and Newbury had the slate roof partially torn off in March 2021. Because of cooperation between the FHHO and the city, the property has had the slate roof restored.

Everyone was reminded that they can report problems to Cleveland Heights via the ACCESS online portal <https://www.clevelandheights.com/842/Service-Request>. Issues in East Cleveland can be reported/called to city hall.

10. New Business – Jo proposes that the Cottage roof be maintained this year. Tony listed moss removal, cleaning and oiling the shingles. The Board will vote on a budget at the February meeting.
11. The meeting adjourned at 9:05.
The next meeting is scheduled for February 9 at 7 pm on Zoom.

Submitted by Fran Mentch, Secretary