



FOREST HILL HOME OWNERS INC.

May 13th, 2020

Zoom

Attendance: Officers: Gretchen Mettler, President, Eda Daniel, Chair, Sam Kohn, Secretary, Tom Winston, Chair of Standards, Tony Rupcic, Treasurer.

Members: Tess Givens, Mark Madland, Beryl Tishkoff, Bob Charlick, Chris Hubbert, Tricie James

Absent:

Call to Order

Gretchen called the meeting to order at 7:07 .

Sam K reported that, due to the unusual pandemic circumstances, approval of the previous meeting minutes was via email. All trustees who were present for the March meeting voted in favor of approving the March meeting minutes.

Gretchen introduced our webmaster, Samantha Baxter. Sam B introduced herself to The Board and explained the changes she has made, in consultation with a handful of Trustees, to the website so far, and what other changes she suggests for the future. She would like to help ensure the website is updated more frequently and has more engaging content displaying Forest Hill's best features.

A number of questions were asked about the contributors page, the homes for sale page, the "coming soon" page, and how FHHO's financial information was presented online. In consultation with The Board, Sam B agreed to post contributors monthly, remove the "coming soon" page, and look into embedding a link for real estate in the Forest Hill neighborhood. Chris recalled that a prior version of the website linked to a realtor service, though Mark explained that realtors must pay for their MLS service. Sam K suggested linking to a Zillow page instead. Tony suggested posting FHHO's financial data and audits, the 2018 audit is on the web page, for instance. Chris clarified that there is no requirement to post audits. Tony stated it would be best practice to post these data.

Treasurer's Report

Tony presented the 2020 expenses for The Board, noting last year ended with a deficit. Tony broke down the yearly minimum operation costs, totaling \$18,219.76. As of May 13th, only \$4885.64 has been collected from 44 total contributions. Tony emphasized that after 1 mailing this was a low number of total contribution dollars and total contributors. Eda responded to this report by saying that this is a particularly hard year, Chris added this might be a difficult year to increase numbers. Then, Bob asked if all the Trustees had contributed. Gretchen followed up by explaining that the \$75 is a minimum

donation for Trustees, and that they are encouraged if able to contribute more. She added that it would be good thing to do especially because the contributors are posted on the website.

Bylaws

Chris reported that progress on the Bylaws committee has been slow, however the initial discussions have focused on the definition of membership. Chris explained that the committee's goal is to figure out who is a member and what their rights are.

Chris stated his guiding philosophy as Chair of the Bylaws Committee: He intends to keep a more focused approach to help facilitate communication, contributions, and obtain feedback from a number of individuals and groups. His goal is to gain full support from The Board before putting any proposed changes before the members. Chris continued by assuring The Board that a complete explanation for all changes will be provided, including a roadmap, background information, and translation of legalese.

Eda asked how many areas of the bylaws the committee expects to be able to review for the rest of the year. Chris reiterated that the committee will focus on membership this year and what membership actually looks like for FHHO. Chris continued by explaining how he viewed the bylaws as a living document. Bob agreed that membership was a very crucial aspect of the bylaws because it defines who belongs to FHHO. Bob volunteered to help with the committee .

Preservation Committee

Tom presented on the activities of the newly renamed Preservation Committee. A home on Cleviden required some attention as the resident started an excavation project beside the house and wanted to build a structure down the driveway to grow grapes across his driveway. Tom communicated with the city of East Cleveland to confirm that the that the excavation met city standards, but informed the resident that the posts for grape growing in the front yard violate the covenants of Forest Hill homes. As an alternative, he suggested moving the grapes to the backyard of the resident's property. Tom explained that there is acceptable front yard landscaping being done, such as putting in trees .

Tess asked what could be done about two houses on Brewster that look run down. Beryl echoed this concern and asked more generally about what residents can do if they live near a house that they have concerns about. Gretchen and Mark responded by stating the first steps would be contacting the respective cities where they are located. Tony added that you can file a complaint with the appropriate municipality.

After Gretchen asked if Tom is doing all the Preservation work by himself, Tess volunteered to help out. Additionally, Tom was approached by Jo Fox who offered to co-chair the committee. Tom said he would be grateful for her help and appreciates her dedication to FHHO over the years. The conversation transitioned to the issue of rentals in Forest Hill and FHHO's approach to ensuring the upkeep of those properties. The discussion involved the actions FHHO could and could not take based on Ohio Law.

Mark moved that Joan Fox be approved as a co-chair to the Preservation Committee, with the understanding that Tom Winston or designated substitute will always be the representative sent to the Executive Council meetings. The Motion passed 8 for 2 against .

Fundraising

Beryl happily reported that the T-shirt was beautifully positioned in the most recent newsletter, and she is excited to receive orders. She explained that 50 t-shirts have been produced, they are unisex sizes selling for \$20 each. T-shirts can be bought via check or PayPal. Beryl is hoping that the t-shirt sell quickly and is looking at other incentive items to sell at events should any in-person events occur this year.

Other Business

Trash clean up: Mark reported on the Forest Hill trash clean-up on Saturday April 4th. He highlighted that 6 miles of streets were cleaned that afternoon by volunteers, mostly focusing on the major 4 lane roads running through Forest Hill. Mark asked for any feedback from the Trustees who participated or didn't. Tony enjoyed the route and yanking the unsightly curb weeds. Tom was sad he couldn't participate. Gretchen reassured a watchful resident that they were not a prison gang, instead just volunteers helping to clean the neighborhood. After hearing the feedback, Mark suggested that the next trash pick-up date could be July 11th and that purchasing more grabbers would be helpful.

Database: Mark reported on his research on best options for the FHHO database. He concluded that the current database is a good option because it only costs \$200 annually to maintain. Having shopped 13 other options, the cheapest Mark found was \$95 a month. Therefore Mark will proceed to work with the current database system. He will be calling Dave Hubbert, current steward of the database, who is happy to be relieved of maintaining the database.

Burlington lot clean-up: Gretchen concluded the meeting by reminding The Board that a clean-up of the Burlington Lot was needed. She stated that at minimum of 6 people were needed to volunteer, and promised that Bryan will be there with his chainsaw. Gretchen suggested June 6th for the clean-up. Wear long pants and long sleeves because poison ivy is everywhere.

The Meeting was adjourned at 8:31 pm.

Sam Kohn, Secretary