



FOREST HILL HOME OWNERS INC.

June 10, 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

Absent: Tricie James

Call to Order

The meeting was called to order at 7:10 by Gretchen. The May meeting minutes were approved unanimously.

Treasurer's Report

Tony reported from May 14th to June 2nd FHHO received 29 contributions following the 2nd newsletter/solicitation totaling \$3,419.37, which brings FHHO halfway to meeting the bare minimum of monies needed to break even and recuperate last year's deficit.

Tony continued by explaining that 73 more contributions of \$75 are needed to get the additional \$9,914 needed. Tony thinks that this is a reasonable goal for the year and is counting on efforts by the board in the community and future mailings helping to bring in those additional contributions.

Bylaws (20 minutes were initially allocated to the discussion)

Chris provided an explanation of two possible future paths for FHHO, and how the Bylaws should be adapted to support these two visions. FHHO for some time has been focused on maintaining and reviewing the covenants. Which may require a stricter construction of what it means to be a member. However if FHHO adapts and revises its focus to being more of a social organization, the membership language in the bylaws should be adapted to fit that different goal.

Discussion ensued as to whether 1 or 2 people of a household can be members of FHHO.

Chris suggested that each household would cast a single vote thus alleviating the issue of fairness that certain households get twice the vote if they live with a companion.

The discussion included questions about how voting should work at the general meeting. Sam wants to ask the neighborhood what they believe is the best principle for membership. Others agreed the community should be surveyed. Chris asked "Do we still have some commitment to the deed

restrictions?” and discussion about FHHO’s role/ability in enforcement ensued. Mark concluded by saying FHHO needs to have a specific strategy for working with landlords as well.

Membership

Tess reported that she is working with Sam Baxter to place a direct link from the FHHO website to the various social media profiles FHHO operates. She is also working on getting the login information for the previous managers of these social media profiles

Preservation Committee

Tom reported that the committee has received a few applications this month which they are working through. He continued by expressing some frustration about the resident on Cleviden. Tom empathized with the fact that homeowners don’t like to be told what to do.

Gretchen asked about the status of a home on Newbury. Eda reported that it was purchased at a Sheriff’s Sale. The new owners are doing a major project to water proof the basement. Tom reported that the Preservation Committee approved vinyl siding for a home on Westover. The house on Wyatt’s doors are now boarded up.

Fundraising

Beryl reported that shirts are flying off the shelves, 15 sold so far. She hopes that more orders will be coming shortly.

Other Business

Gretchen reported on the Burlington lot clean up, 8 volunteers helped to pick up brush, trash and maintain the wooded property. Gretchen stated that she views the property as a drain on resources. She asked what the board thought about donating the property to an organization such as Nature Conservancy. A general conversation on costs and benefits of FHHO owning this property; property taxes are \$772 per year. Trustees suggested that a neighboring homeowner could buy the property or build a gazebo on it for events. Tony stated that the property is zoned residential.

Mark reported that the next trash clean-up will be for July 18th. He will send out promotional material 3 weeks ahead. It will be necessary to buy more grabbers.

Sam reported that a survey of Forest Hill residents will be done to get a better sense of what the residents think about FHHO, and how it should move forward on a number of issues. Bob, Mark, and Tom agreed to help formulate a survey. The new committee agreed to report back at next month’s meeting for feedback and then proceeding to survey the community.

Gretchen again brought up the fact this year marks the 70th anniversary of the incorporation of FHHO and asked the Trustees if they had any ideas on how to celebrate. Several members suggested banners or flags commemorating the 70th anniversary could be made or purchased.

Because the Blue Cottage is sinking onto its railroad ties rapidly, Gretchen suggested a structural

engineer will be needed to develop a plan to put it onto a proper foundation. The Trustees discussed how much getting an estimate might be as well as costs of the actual project. Mark suggested a "Save the Blue Cottage" campaign will be needed to raise the funds. Discussion about organizations for resources and funds as well as whether owning and managing the Blue Cottage was still a priority for FHHO. Tony listed the costs for the Blue Cottage: about \$4,000 in taxes and \$1,000 in utilities annually. Landscaping and other maintenance such as oiling the roof are additional expenses. Chris reminded the Trustees that the cottage is on the National Register of Historic Places because it served as the original sales office for Forest Hill. After some more discussion, Gretchen asked for permission to find structural engineers and ascertain the viability of stabilizing the structure. The Trustees agreed. Tony suggested CRS as a good starting place for expert help.

Announcements:

Eda announced that Tricie James had resigned from the board effective this evening in a phone call to her prior to the meeting. She is selling her house on Brewster and moving out of Forest Hill.

The meeting was adjourned at 8:38

Sam Kohn, Secretary