

**Agenda for October 10, 2006
Meeting of the Board of Trustees of
Forest Hill Home Owners, Inc.**

**To be held in the Parlor of the Forest Hill Church, Presbyterian
Beginning at 7:00 P.M.**

Call to order and introduction — Richard Secor, Chair of the Board of Trustees

Approval of the minutes of the March 14, 2006 meeting of the board of trustees and appointment of secretary to keep minutes of current meeting — Pamela Mason, Secretary

Financial report — Tony Rupcic, Treasurer

Membership report — Sally Miller, Vice President of Membership

Standards report and Brandon Road clay tile roof tear-off — Ted Howard, Vice President of Standards

Executive report — Christopher Hubbert, President, Jan Milic, Senior Vice President

- Gift of historic material to Cleveland State University and Cleveland Public Libraries
- National Register nomination for the Blue Cottage
- Recent break-ins

Recommendation of the nominating committee — Christopher Hubbert, on behalf of Hester Lewellen, Chair

President — Christopher Hubbert

Senior Vice President — Jan Milic

Vice President of Membership — Open

Treasurer — Tony Rupcic

Secretary — Pam Mason

Appointment of 2007 executive committee — board of trustees

Other business — All

**Minutes of the Meeting of the Board of Trustees, Forest Hill Home Owners, Inc.
October 10, 2006**

On Tuesday, October 10, 2006, the Board of Trustees of Forest Hill Home Owners, Inc., held their semi-annual meeting at Forest Hill Presbyterian Church. Twelve or so trustees, constituting a quorum, attended.

Call to Order and Introduction – Richard Secor, Chair of the Board of Trustees

Richard Secor called the meeting to order at approximately 7:15 p.m. He introduced the meeting with a call for more trustees and a reference to last week's security meeting at Forest Hill Church.

Chellis Madison asked for an updated list of trustees. Richard said that he had one of these and would distribute it.

The minutes of the March 14th, 2006 Trustees Meeting were accepted.

Financial Report – Tony Rupcic, Treasurer

Tony distributed the income statement and balance sheet to attendees. With respect to income, he noted that revenues were down about \$1,000 year-to-date compared with 2005 but that net income was up about \$200 year-to-date compared with 2005 due mainly to fewer expenses. Taxes are up. Contributors are down, 274 households contributing year-to-date 2006, compared to 296 year-to-date 2005.

Energetic discussion ensued. Possible reasons for the decline in contributors were offered. Richard said that it was imperative to get across to people that "FHHO is with them, not just an overlord," and emphasized the need to bring people into events, and "leverage events to spread the word." He added, "it's not sheer numbers – it's the effect."

Other ideas offered:

- Street/neighborhood meetings to engender larger interest.
- Meetings on security and other special topics
- Ring doorbells to remind trustees about meetings.
- set up small meetings

Christopher noted that the Burlington lot cleanup was a big success, that the new neighbor notification and newcomer packet systems were working well, and hoped for good attendance at the annual residents meeting next month.

Regarding the balance sheet, Tony noted that FHHO had changed the way that assets are reported. Richard noted that it takes about \$17,000 to \$20,000 per year to run FHHO.

Membership Report – Sally Miller, Vice President for Membership

Sally reported that Forest Hill had welcomed 23 new households year-to-date, and that there were 17 areas without trustees. Sally passed around copies of the new neighbor notification card and said people should call her for these cards. Some conversation followed regarding the need to welcome new neighbors.

Standards Report and Brandon Road Tile Clay Tile Roof Tear-Off – Ted Howard, Vice President for Standards

Ted reported 25 permits year-to-date for exterior work. He noted some problems with *faits-accomplis*, citing two roof tear-offs and one siding project.

Ted said that FHHO-Standards enjoys good relations with East Cleveland and that Cleveland Heights was not quite so helpful. Ted observed that some contractors do not meet FHHO specifications. The main problem, though, is with the Cleveland Heights building department and the lack of attention it pays to FH standards. The problem of *faits-accomplis* will only get worse as FH homes grow older.

Christopher said that he did not want to sue homeowners. It was suggested that FHHO pressure the Heights city council to strengthen the building department.

Discussion continued.

In response to suggestions, Richard said that he would work on methods to improve communication, build relations with the Cleveland Heights department, and build a relationship with the Cleveland Heights city council.

Executive Report – Christopher Hubbert, President, and Jan Milic, Senior Vice President

Christopher described the archive project, including the gift of homeowner application files and other material to Cleveland State University. He added that the Cleveland Public Library would house blueprints and maps. All applauded a job well done.

In addition, the application to include the Blue Cottage on the National Register of Historic Places is scheduled for review at the national level this month.

The topic of last week's security meeting, with its pluses and minuses, was discussed. Richard recapped the meeting.

Recommendations of the Nominating Committee – Christopher Hubbert, on behalf of Hester Lewellen, Chair of the Nominating Committee

The following slate of nominees was recommended by the nominating committee, recognizing Sally Miller's resignation from the vice president/membership position:

President – Christopher Hubbert
Senior Vice President – Jan Milic
Vice President for Membership – OPEN
Treasurer – Tony Rupcic
Secretary – Pam Mason

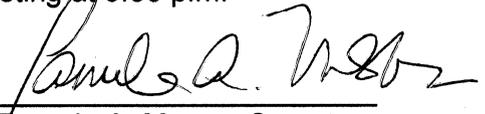
The nominees were approved. Christopher said that Hester would follow up Sally's recommendations for the membership position.

Additional Business – All

Discussion followed on various topics:

- Tree lawn replacement trees: Cleveland Heights residents were reminded that if they have a tree removed from their tree lawn, they must call the city and request to have the tree replaced. East Cleveland has no such program.
- Tony said that FHHO would be conducting a tree lawn-tree inventory over the next few weeks.
- The difficulties of getting city approval, especially in Cleveland Heights, for special street signs, speed bumps, and other considerations.

There being no further business, Richard adjourned the meeting at 9:00 p.m.


Pamela A. Mason, Secretary