



**Agenda for October 13, 2009  
Meeting of the Board of Trustees of  
Forest Hill Home Owners, Inc.**

Call to order and introduction — Jan Milic, Chair of the Board

Approval of the minutes of the March 10, 2009 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 — Nate Wright, Vice President of Membership

Standards report — Erika Van Kirk, Vice President of Standards

Executive report — Jan Milic and Christopher Hubbert, President

Recommendations of the nominating committee — Sally Miller, Trustee at Large

Appointment of 2010 executive committee — board of trustees

Other business — All

**Minutes of the Meeting of the Board of Trustees, Forest Hill Home Owners, Inc.  
October 13, 2009  
(revised)**

On Tuesday, October 13, 2009, the Board of Trustees of Forest Hill Home Owners, Inc., held their semi-annual meeting at the McGregor Home. Trustees in attendance included: Gwen Bennett, Percel Davis, Wanda Davis, Jeff Dross (newsletter editor), Adele Dimarco Kious, Bill Falender, Hattie Helm, Judy Heuman, Lillian Houser, Christopher Hubbert (president), Cynthia Hunt, Patrick Jordan, Jeff King, Donna Kolb-Jones, Susan Lefferts, Pam Mason (outgoing secretary), Jan Milic (chair, board of trustees), Sally Miller (trustee-at-large), Pat Ortez, Kate Pantano, Dorothy Rambo, Fiona Reilly, David Richardson, Tony Rupcic (treasurer), Gloria Strong, Adam Thomlinson, David Ward, Nate Wright (vice president for membership), and Marla Zwinggi (incoming secretary).

**Call to Order and Introduction – Jan Milic, Chair of the Board of Trustees**

Jan Milic called the meeting to order at approximately 7:15 p.m. She thanked the McGregor Home for allowing the group to use its facility for the meeting and made opening remarks on the theme of how to make Forest Hill neighborhoods more friendly. Suggestions included a wellness program, or perhaps a walking club.

**Approval of Last Year's Minutes – Pam Mason, Secretary**

The minutes of the March 2009 Trustees Meeting were distributed, discussed, and approved.

**Financial Report – Tony Rupcic, Treasurer**

Tony distributed the composite financial report for 2009. It showed that 2009 net income was around \$1,000 lower than 2008 net income YTD, which was not a surprise given the economic situation but was nevertheless disappointing news. Numbers of contributors are down, and interest income is declining due to the interest rate environment. Only around a quarter of Forest Hill households now contribute to FHHO.

Discussion turned to the properties owned by FHHO: the Blue Cottage; the Burlington Lot; the Mayfield Lot, and the Northvale traffic island. Because FHHO is not a 501c3, taxes must be paid on these properties.

The financial report was accepted.

**Membership Report –Nate Wright, Vice President for Membership**

The membership was a bright spot. Nate reported that Forest Hill has welcomed 41 new residents so far in 2009. Thirty of the homes were distressed properties; 37 are occupied, and a number have been or are being renovated.

There followed a long discussion on various homes and their states of repair/disrepair.

Foreclosures are decreasing, foreclosed homes are selling fast, and for the first time in 3-4 years, the inventory of bank-owned homes in Forest Hill is shrinking dramatically.

**Standards Report –Christopher Hubbert, President of the Executive Committee**

Christopher announced the proposed 2010 interim Standards Committee lineup. Jan Milic will be nominated to chair the Standards Committee in 2010. She will also be the 2010 Vice President for Standards, to reinvigorate Standards.

Pat Jordan is very concerned with maintenance issues and offered to pitch in.

Christopher reminded trustees that they can bring issues to the attention of Standards/FHHO.

**Executive Report – Christopher Hubbert, President, and Jan Milic, Chair of the Board of Trustees**

Christopher referred to his written Executive Report for specifics on FHHO activities and accomplishments in 2009. He observed that FHHO was in kind of a "holding pattern" in 2009 and he hopes for renewed vigor in 2010.

The executive report was accepted.

**Nominating Committee/election of 2010 Executive Cmte – Sally Miller and David Richardson**

The slate of candidates for the FHHO executive committee for 2010:

President – Christopher Hubbert

Treasurer – Tony Rupcic

Vice President for Standards – Jan Milic

Vice President for Membership – Nate Wright

Secretary – Marla Zwinggi

The slate was elected.

Hester Lewellen will remain Chair Emerita.

Jeff King is the Vice President for Standards in waiting.

**Additional business (All)**

The assembled trustees' conversation ranged widely on topics from traffic patterns on Newbury, the relative merits of speed bumps and rumble strips as ways to slow down traffic, street lights, tree replacement, street repairs, and city politics in East Cleveland especially but also Cleveland Heights.

Nate Wright, Percel Davis, and David Richardson discussed the beautification of the Northvale traffic triangle and asked for volunteers.

The "job day" raffle was held, and Hattie Helms won.

**Adjourn**

There being no further business, Jan adjourned the meeting at 9:48 p.m.

Respectfully submitted,

  
Marla Zwinggi, Secretary