



FOREST HILL HOME OWNERS INC.

Minutes of Board of Trustees Meeting

Date: February 9, 2023, 7 pm
Forest Hill Church, Presbyterian

1. The meeting was called to order at 7:10 p.m. by Jim Havach, Senior VP. Present: Sarah Fuller, Jim Havach, Aaron Haynes, Donna Kolb, Fran Mentch, Jan Milic, Druscilla Robertson, Tony Rucpic, Brad Toth. Chris Hubbert attended via Zoom.
2. January 11, 2023, Board meeting minutes were approved.
3. Treasurer's Report for January 2023- Tony reported that he combined CDs and got a new 13-month CD at PNC Bank with a better interest rate of 3.50% per annum. This should bring in an additional \$1,000 a year.
January expenses were \$2321.94 with \$1141.25 in income. Expenses included paying taxes for the full year on both properties (Blue Cottage and Burlington lot), and printing and postage for the fundraising request and calendar that was sent out.
There was discussion of setting up a system for people to donate monthly to FHHO and to pay via Venmo. Tony will look into this.
Tony added the logo for FHHO into LinkedIn for anyone who wants to add it to their profile.
Trustees were reminded that they should make their recommended donation as it is a requirement of being a trustee.
4. Preservation/Standards Committee Report – Tony and Jim Havach.
Status of non-approved roof replacements. The removal of a slate roof and replacement with an asphalt shingle roof on the home at 1030 Hereford was denied retroactive approval by the Cleveland Heights ABR (Architectural Board of Review) in June of 2022, but no action has yet been taken by the City. The home at 1290 Forest Hill Blvd was purchased by an experienced out of state investor through an LLC who apparently intentionally did not obtain ABR approval, a prerequisite for issuance of a building permit, or apply for FHHO standards approval for the removal of the Ludowici tile roof and replacing it with a substandard asphalt product. The ABR seems poised to issue a retroactive approval. The Standards Committee is communicating with the ABR to ask them not to provide retroactive approval but to approve a suitable high-quality product, being a stone-coated metal roof product that looks like tile but is not as expensive. The ABR issued retroactive approval to a Rutherford home; this was unfortunate in that the repair to the tile roof would probably have been less expensive for the homeowner who only obtained one estimate.

The Standards Committee is working with Cleveland Heights city officials and ABR to stop retroactive approvals, as that defeats the purpose of the ABR and the FHHO covenants. There was discussion about how to hold contractors accountable in these situations and how FHHO can be more proactive. This led to discussion of the new welcome packet that Les Jones and Druscilla are working on and how this packet can better inform people of the covenants.

Group homes – The home at 1405 Forest Hill Blvd appears to be a sober housing program, operating as Harmony Hill, LLC. This is believed by FHHO to not be consistent with the Cleveland Heights zoning code, but no conditional use permit was applied for. The Standards Committee is gathering more information to determine how to proceed with such group homes that are operating in Forest Hill.

5. Finalization of chairs and members of committees to be maintained or formed for 2023:
 - Marketing-Sarah Fuller and Brad Toth are the new committee members. Fran will provide them with the information needed to use the MailChimp account.
 - Community Garage Sale-Sarah, Druscilla, Lisa, Tracey, and Ko are working on this. The plan is to have people pay \$20 to participate, but \$10 will be refunded if they return the sign. There are 19 signs; more may need to be purchased. There was some discussion of the Blue Cottage being one of the sites for the Garage Sale but no decision was made about this. Discussion to continue.
 - Membership Druscilla is chair. Jan will help her. Druscilla and Les Jones are updating the new resident packet.
 - Preservation/Standards-Tony, Jim, Chris, Jan, and Fran
 - By-Laws- Chris and Jim
 - Newsletter-Les Jones is willing to write the newsletter under certain stipulations. Jim, Donna, Druscilla, and Jan are going to meet with him.
 - Community Social Events- committee members needed. Donna is going to manage the block party part of this committee; will help anyone who wants to start one in their neighborhood. Is going to continue to organize the successful block party she has had for many summers.
6. New Business – As Rev. Knuckles resigned as president, the trustees had to elect a new president; Aaron Hayes was elected president and Jim will continue as the Senior VP.

Meeting was adjourned at 8:35 p.m.

The next meeting is on Thursday, March 9 at 7pm, Forest Hill Church.

Submitted,

Fran Mentch, Secretary

