



FOREST HILL HOME OWNERS INC.

September 8, 2021

Virtual meeting

Attending virtually: Gretchen Mettler, Beryl Tishkoff, Sam Kohn, Ann Ghazy, Tom Winston, Tony Rupcic, Ron Ramsey, Beryl Tishkoff, Mark Madland, Chris Hubbert, Lee Barbee,

Beryl lauded the July minutes and corrected the spelling of the guest speakers' name. Minutes were unanimously approved as corrected.

Treasurers report

Tony explained "one of the best" financial reports in a long time for the Trustees. He reported that resident contributions total \$10,005.75 from 101 donors so far this year. Additionally, \$875 was collected through voluntary payment of Real Estate Transfer Fees. The total insurance proceeds from for the damage at the Blue Cottage total \$13,674 less the deductible. \$410 dollars were also collected via T-shirt sales.

Total expenses this year were \$14,093.23, compared to the total revenues of \$25,099.52, with \$5,377.24 still due to be paid to P.K. Wadworth for completion of the HVAC work and \$600 due for window repairs at the Blue Cottage. Significantly, real estate taxes were only \$1,170.20 this year, about a 75% reduction from past years. Tony recognized Chris for his efforts to reduce the tax obligations of the Blue Cottage. Tony concluded by reporting a \$5,029.05 surplus year to date.

Events

LaTrelle reported on a planned pool party at the Forest Hill Swim Club from 3-5 p.m. The objective of the event is to welcome new members to the neighborhood. Invitations have been distributed to the 79 new homeowners in Forest Hill in bright noticeable envelopes. There will not be swimming, however, there will be ice cream and a short program.

Bylaws

Chris reported on the revised bylaws to be presented to the membership at the AGM. He explained that the revised bylaws seek to clarify who qualifies for membership in a household and what homes, particularly on the streets of Oakhill and Glynn, are officially included.

Lee inquired about the exclusion of Glynn and Oakhill. Chris responded by explaining that the vast majority of Glynn and Oakhill properties were never included in the original Forest Hill community as it was originally laid out and marketed. Glynn is the confusing anomaly because there are Rockefeller homes on Glynn, but there are no homes on Glynn that aren't Rockefellers which were part of the original Rockefeller development.

Chris continued by explaining that the bylaws clarify who can vote and when voting will occur. Significantly, the revisions seek to center FHHO around the idea of the deed restrictions.

Sam asked about the revisions to voter eligibility, which has changed from everyone who is a homeowner is entitled to vote, to the one house one vote rule. Chris explained that the previous bylaws unfairly gave more power to homes with couples on the deed, as opposed to sole homeowners. Additionally, he explained that this revision aligns with contemporary HOA practice of one home per vote.

Chris suggested that this document as well as a succinct summary highlighting the key changes in plain English should be distributed to the membership ahead of the meeting.

Tom inquired about out of state homeowners. Chris explained that absentee landlords should not be voting members because they might exercise a significant influence on FHHO by owning multiple Forest Hill properties. Eligibility in the revised bylaws is earned by living at least 6 months in an FHHO home during the relevant year. The Bylaws clarify that bank owned home or other situations do not gain the bank membership or a vote in FHHO. Additionally, following the guidelines set out by the state of Ohio, proxies are not allowed.

Lee expressed some reservations regarding the homeowners on Glynn who at some time in the past were included in FHHO mailings; they also contributed and participated in FHHO. Chris understood where Lee was coming from and sympathized with homeowners in this situation. Mark added that this revision aligns with the one house one vote principle; only homes with the original deed restrictions qualify for FHHO membership.

Chris moved that the Board of trustees approve the proposed bylaws for presentment to the members and recommend they be approved by the membership. Seconded by Ann.

8 in favor trustees voted in favor—2 abstained.

Preservation

Tom began by thanking Bob Charlick for his contributions and wished him well. He continued by introducing the newest recruit to the preservation committee, Doug DiDitirro, a “restoration oriented” individual who Tom expects can contribute a lot.

Tom reported that the committee continues to prioritize enforcement as well as education. There have been relatively few applications, he lauded one particular application for fencing which was exceptionally thorough. Tom was pleased to report that the Cleveland Heights Architectural Review Board has been working more closely with the committee to make sure residents apply for approval with FHHO and the city. Additionally, a good deal of progress was made on maintaining the slate roof on Newbury. Tom is eager to explain to the new homeowners in FH on how much of an asset FHHO can be for them and the neighborhood.

Membership

Gretchen reported that the membership committee is back on its feet and actively distributing welcome kits that specifically highlight the deed restrictions to new homeowners. The kit includes elegant welcome literature, a copy of Forest Hill by Sharon Gregor, and a reusable bag. The book will help

educate new homeowners and produce community buy-in for adhering to the preservation standards. She conclude by stating that 60 copies have been ordered from Mac's Bacs and will be distributed soon.

Marketing and Communications

Ann reported that Sam Baxter continues to update the website including posting the current minutes and removing out of date tabs. The AGM date is now online as well. Ann requested photos from The Board to better represent the architectural diversity of the Forest Hill on the website.

Blue Cottage

Beryl reminded The Board of Patti Choby's presentation, and that she suggested a broader discussion could be held to explore how the Blue Cottage restoration could be part larger restoration missions in the community. Beryl proposed Wednesday Septeber 29th to get together for that brainstorming session. Ann suggested the Blue Cottage could be rented out as a short term rental which The Board briefly discussed.

Litter pickup

Mark proposed the first weekend in October for the final community clean-up of the year.

AGM

Gretchen reviewed the awards to be issued at the AGM. There was agreement from the Preservation Committee that the restoration job on Burlington should be recognized. Tony suggested 1415 Forest Hills because of her extensive garden and landscaping. A house on Walden and a house on [redacted] were also suggested. Gretchen recommended Sharon for the Volunteer of the Year award for all her work on the newsletter.

The meeting was adjourned at 8:52 p.m.

Sam Kohn, Secretary