

**Agenda for March 13, 2007**  
**Meeting of the Board of Trustees of**  
**Forest Hill Home Owners, Inc.**

**To be held at 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 October 10, 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 — Sabryna Wheeler, Vice President of Membership

Standards report — Ted Howard, Vice President of Standards

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

- Original King Standard Forest Hill street light
- New iteration of website
- Liquor license at 2213 North Taylor Road

Other business — All

**Minutes of the Meeting of the Board of Trustees, Forest Hill Home Owners, Inc.  
March 13, 2007**

On Tuesday, March 13, 2007, the Board of Trustees of Forest Hill Home Owners, Inc., held their semi-annual meeting at Forest Hill Presbyterian Church. Trustees Christopher Hubbert (also president of the FHHO executive committee), Christina Ko, Chellis Madison, Jan Milic, Sally Miller, David Richardson, Richard Secor (chairman of the board of trustees) and Eleanor Shankland, attended, constituting a quorum. Additional members of the executive committee were present: Sabryna Wheeler (vice-president for membership), Tony Rucpic (treasurer), Ted Howard (vice president for standards), and Pam Mason (secretary).

**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 by stating that the purpose of the meeting was to review with trustees “where we are” in terms of FHHO finances and activities, and talk about ways forward.

The minutes of the October 10, 2006 were called for and it was noted that Pam had brought the wrong ones. [the correct minutes were later sent to Christopher Hubbert and Richard Secor for their comments, then scanned and posted to the website].

Conversation arose spontaneously on the topic of how best to publicize the purpose and activities of the Homeowner’s organization to Forest Hill homeowners, as well as how to communicate the strong points of Forest Hill to realtors.

**Financial Report – Tony Rucpic, Treasurer**

Tony distributed the statement of operations for 200 and 2006, as well as 2007 YDT income statement and balance sheet. Tony reported that although 2006 total revenues were down 11.5% from 2005, expenses declined by 17.6% during the same period, leaving a 2006 surplus that was \$802 or 40% more than the 2005 surplus. Eight fewer households contributed in 2006 than in 2005.

Total contributions YTD are well over double YTD 2006, largely because dues letters were sent out earlier this year than last. 133 households have given so far this year.

Energetic discussion ensued on the topic of bank-owned homes in Forest Hill. Ted noted that of the approximately 950 homes in Forest Hill, 25, or 2-1/2%, are presently bank-owned. Some of these bank-owned houses are being bought by investors and rehabbed.

**Membership Report – Sabryna Wheeler, Vice President for Membership**

Richard introduced Sabryna to the trustees. Sabryna, who has lived in Forest Hill for about a year now, said that she looked forward to working with the trustees and members of the executive committee for the good of Forest Hill. She reported that Forest Hill has five new residents and that she will be meeting them all soon.

**Standards Report – Ted Howard, Vice President for Standards**

Ted was asked straight away if he was going to create a “Ted’s List” of approved contractors. Ted agreed that this would be a good idea, as long as the list was framed in such a way as to not expose FHHO to litigation.

Moving on to his report, Ted said that 37 permits had been applied for since the last meeting, 12 from East Cleveland and 25 from Cleveland Heights. In general, the process works pretty well. Problems arise when work is begun, or even completed, before Ted is made aware of the project. This is primarily a Cleveland Heights problem, and Richard Secor and Ted are going to meet with the Cleveland Heights building department in hopes that the city will improve its cooperation with FHHO on this issue.

Brief mention was made of enforcement problems arising from inconsistent enforcement of standards in the past, the need for FHHO to communicate with homeowners, and for homeowners to communicate with FHHO on standards and deed-restriction issues.

Ted noted that Cuyahoga County is one of 5 counties in the United States where housing values declined last year. One way to keep this from happening in Forest Hill is to strengthen the standards permit process. To this end, Ted proposes the following:

- That Forest Hill establish a protocol for working with the building departments of both the City of Cleveland Heights and the City of East Cleveland (although it was noted that East Cleveland cooperates well with FHHO) on standards- and other-related issues;
- Establish a list of recognized/non-recognized/unrecognized contractors; and
- Establish homeowner fines for noncompliance with established FHHO protocols.

The Trustees moved, seconded, and unanimously approved all three of these recommendations. The approved recommendations will be send to all trustees.

#### **Executive Report – Christopher Hubbert, President**

Christopher referred to his written 2006 Executive Report for specifics on FHHO activities and accomplishments in 2006. He noted that planned 2007 projects include restoring the historic King Standards streetlight for installation at the Blue Cottage, listing the Blue Cottage on the National Register of Historic Places, and educating realtors about Forest Hill and the homeowners association.

He said that Jeff Dross, newsletter editor has indicated that the Spring 2007 newsletter is on its way, and that it includes a reminder about standards and the permit process.

Regarding patterns of contributions, Christopher noted that the poorest giving is from households located on the periphery of Forest Hill and asked the trustees to think of ways to engage these homeowners and improve their participation.

Regarding the much-improved Forest Hill website, Christopher noted that he had created better FHHO links from search engines and even from Wikipedia. He will soon create a link from Wikipedia's "Rockefeller Family" site to FHHO, as well as put the standards permit application on the web, so that homeowners will have an easier time accessing the document.

Next, Christopher brought up the liquor permit request by the owners of 2213 North Taylor for their neighborhood store at that location. The Reverend Don King's church opposes the liquor permit for several reasons, including the 2 pre-schools nearby, parking problems, and litter. Christopher asked if the Trustees would also like to write a letter expressing opposition to the liquor permit.

Richard declared, "It's time for us to be out front on issues like this" and support the church. A motion was made, seconded, and unanimously approved. A letter in support of the church's stance will be written.

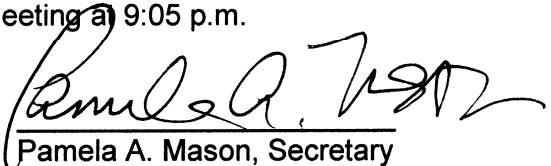
Finally, Christopher thanked the trustees for their hard work and accomplishments, but expressed disappointment that so few were in attendance at the present meeting.

### **Additional Business – All**

Discussion followed on various topics:

- Ted's suggestion that a revamped standards committee include an attorney, an architect, a contractor, and someone with good negotiating skills.
- The best way to make sure that all Forest Hill homeowners are aware of and understand our deed restrictions, the permit process, and so on. Christopher emphasized the importance from a legal standpoint of going through the motions of trying to contact every homeowner to give them this information. He acknowledged how frustrating this can be.
- Jan Milic suggested creating register on the FHHO website that would include Forest Hill homes that still have their original roofs, etc. This would be educational, might intrigue prospective homeowners, and perhaps provide an incentive to current homeowners to preserve their homes' original materials.
- David reminded all that another Burlington lot "clean-up and pot luck" is needed.
- David also noted that the City of Cleveland Heights has instituted a regular beat patrol Tuesdays through Saturdays, 10 a.m. – 6 p.m. He noted that the police officers says that it is an extremely quiet beat because nothing ever happens.
- Richard read a Forest Hill resident's letter into the record, the letter asking if it would be possible for FHHO to secure "group rate" lawn mowing, snow removal, etc.
- Ways to "rebrand" Forest Hill so that prospective homeowners and realtors can appreciate our really outstanding, well-built, mid-century homes and proximity to:
  - Forest Hill Park
  - the Recreation Center
  - churches and synagogues
  - grocery stores and drugstores
  - shops, restaurants, movie theaters and cafes
  - University Circle institutions – world class
  - Public transportation
  - Cleveland Clinic and UH
  - Downtown

There being no further business, Richard adjourned the meeting at 9:05 p.m.

  
Pamela A. Mason, Secretary