



**Agenda for March 9, 2010
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 October 13, 2009 meeting of the board of trustees and
appointment of secretary to keep minutes of current meeting — Marla Zwinggi, Secretary

Financial report — Tony Rupcic, Treasurer

Membership report — Nate Wright, Vice President of Membership

Standards report — Jeffrey King, Vice President of Standards, and Jan Milic

Executive report — Jan Milic and Christopher Hubbert, President

Other business — All

Forest Hill Home Owners, Inc.

Board of Trustees

Meeting Minutes

March 9, 2010

I. Call to order

Jan Milic, Chair of the Board of Trustees, called to order the meeting of the Forest Hill Home Owners, Inc. Board of Trustees at 7:12 p.m. on March 9, 2010 at the McGregor Home at 14900 Private Drive, Cleveland, Ohio 44112-3495.

II. Roll call

The following persons were present:

Jan Milic, Chair, Board of Trustees and Interim Chair, Standards Committee
Christopher Hubbert, President
Tony Rupcic, Treasurer
Marla Zwinggi, Secretary
Sally Miller, Trustee-at-Large
Hester Lewellen, Trustee

**Complete trustees list needed*

III. Approval of minutes from last meeting

Minutes from the November 2009 Board of Trustees Meeting were reviewed and approved as amended per Christopher Hubbert.

IV. Introduction - Jan Milic

Jan Milic began the evening on the topic of email communication. She made mention of our growing list of email contacts from the questionnaire that was sent out. She noted that it is a good tool to use for quick correspondence and hopes that it will rejuvenate our neighborhood in terms of opening up the lines of communication. Jan passed around a sheet asking the trustees present to update their email addresses.

V. Financial Report - Tony Rupcic

a) Final Numbers for 2009

- We had a net income of \$250
 - Essentially, this is operating at the bare minimum right now.
 - It takes roughly \$16,500 to run FHHO over the course of a year.
 - In 2010, some improvements will need to be made to the Blue Cottage, including a roof repair and paint job.
 - 250 individuals within the community have given, but this is less than 1/3 of the organization.
 - Our goal is to raise at least \$2,000 more in net income to be able to cover our costs and not force us to tap into our cash assets.
- Revenue Graph
 - Christopher Hubbert discussed declining revenues over the past few years.
 - FHHO has made every effort to control expenses and as a result, we were able to have a small revenue in both 2008 and 2009.
 - Although this sounds low, our revenue is still a fair amount above where we were in 1996.
 - In terms of increasing revenue, we need to continue to relay to our residents that the organization provides value to the community.
 - There are also other sources of income that we can look into for obtaining revenue including standards board fees.
- Contribution Map
 - The group looked at the households contributing in 2009.

The Financial Report was approved.

VI. Standards Report - Jan Milic

a) Permits

- Adam asked what the average cost of a permit is. This led to a discussion on if FHHO is always charging people for permits. Typically, homeowners are given one free pass.
- Ultimately, Standards has been in need of room for improvement. Jeff King and Jan Milic make a good team and bring excitement to the position.
- Jeff Dross noted that the National Homeowners Association stated that people are going to be spending their money on "have-to-dos" this year rather than on "want-to-dos." There are a few elements of home repairs that will be viable for rebate dollars.

b) Stoplights and Stop Signs

- The individual in charge of signage for the state of Ohio called Jan Milic and notified her of a litany of state laws that would prohibit honoring the request that we have submitted to install signs or lights within our neighborhood in order to control traffic.
- Ultimately, at least 200 cars per hour need to pass through an intersection to have a stop sign present. Forest Hill does not have this at the intersections we've specified on Newbury.
- As a result, we are not going to do anything at this time. It will be noted in the spring newsletter as requested by Christopher Hubbert.
- We could request more police surveillance, but offices are often sitting in the Civic parking lot anyway. Christopher Hubbert thought that there was a grant for increased coverage and surveillance, but he wasn't entirely sure.

c) Standard's Responsibilities

- One trustee wanted to know more specifically how the committee works, specifically with respect to house painting, fences, trash in yards. The process was explained - writing and sending a letter to the individual,
- Christopher Hubbert noted that some individuals believe that the committee is meddling, while others feel that it provides a real benefit to the community.
- It would be nice to get some photos up on the website of model homes. This way, individuals might be more inclined to contact the Cleveland Restoration Society, etc. when renovating and repairing their property.

d) Mike Reilly Proposal - Christopher Hubbert

- Mike Reilly has been buying homes in Forest Hill and fixing them up.
 - It is unclear as to what he means by a joint partnership with FHHO. He has a few goals. He thinks that the city should stop home inspections and instead focus on the homes that aren't adequately cared for. He believes that these are a problem. He also thinks that the city should be tougher on the banks who own foreclosed homes.
 - Mike Reilly also thinks that the city needs to focus on safety and items that are an inconvenience to residents. He thinks that FHHO needs to work toward being a stronger lobbying group.
 - Christopher Hubbert wants us to review the proposal, take a look at Mike Reilly's ideas, and consider writing a letter to the mayor.

e) Blue Cottage Repairs

- There are several things to consider with the cottage including purchasing a sign to say that it is on the national register of historic places.
- We also talked about doing a joint venture with Forest Hill Park on signage
- It is possible that we can write a grant for this. Trina Cruper has mentioned that she would like to assist us with this.
- Overall, it needs to be painted and it needs a roof.

VII. Membership Report

Sally Miller covered for Nate Wright who was not in attendance. There are six new residents in the neighborhood since January.

III. Executive Report

Christopher Hubbert thanked the members of the Board of Trustees and the Executive Committee who each put time in during their busy schedules to volunteer in the community. It is his hope that we can have more achievements in 2010. A notable success was in the number of trustees we have been able to involve. Trustees are the individuals we all see on our streets; they are the face of the organization and neighborhood. A thank you went out to Sally Miller for her efforts in attracting new trustees to the board.

IX. Additional Business

a) Vacant Homes

- Sally Miller notes that in her block alone, there are 7 vacant homes. As trustees, we should be aware of this and observant. One of the issues is that the Plain Dealer delivers a week's worth of newspapers and it becomes obvious that the home is empty, which could invite potential break-ins.

b) Triangle Project and Burlington Cleanup

- David Richardson and Nate Wright have been removing trees in the North Burlington lot and leaving the leftover firewood. The date for the Burlington Cleanup is set for April 24. It will be a community potluck.
- Slow progress is also happening with the Triangle Project. The team of David Richardson, Nate Wright, Marla Zwinggi, and Purcell Davis hope to move forward later this spring to spruce up this gateway into our community.

c) Annual Meeting Topics

- Pam Mason suggested that someone from the Cleveland Restoration Society would be a good guest speaker.
- Marla Zwinggi brought up development in University Circle as a potential topic.
- A few other individuals mentioned that it would be nice to have 15 minutes of local entertainment at the beginning of the meeting to set the tone.

d) Message from East Cleveland Mayor Norton

- Mayor Norton addressed the group and gave thanks for FHHO's efforts. He discussed a few issues including snow and leaf removal, as well as some dilapidated homes he is hoping to have demolished. It is his hope that housing will stabilize in the community.

X. Adjournment

Jan Milic, Chair of the Board of Trustees adjourned the meeting at 8:45 p.m.

Minutes respectfully submitted by:


Marla Zwinggi, Secretary