



## **Meeting of the Board of Trustees of Forest Hill Home Owners, Inc. March 8, 2011**

Christopher Hubbert, President, called the meeting to order at 7:05 p.m. and welcomed those in attendance. He noted that Jan Milic withdrew on February 21, 2011 as Chair of Standards and Senior VP of FHHO. She has contributed much in her years of service and her leadership will be truly missed.

Minutes of the fall annual trustees meeting on November 9, 2010 were not available, so approval was dispensed with.

Christopher Hubbert reported that a number of projects were started in 2010:

- The Blue Cottage has been painted and the floors refinished thanks to Mike Reilly and his crew. Photos are on our Facebook site.
- The Northvale triangle had trees trimmed and new landscaping is being planned which will include a brick retaining wall and Forest Hill neighborhood sign.
- FHHO is now on Facebook. We hope to have connections to local businesses included on our website in 2011.

The Financial Report was given by Tony Rupcic. He reported that FHHO had its first loss in many years due, in large part, to the cost of a new boiler for the Blue Cottage, to low interest on the cd's, and fewer members contributing. Action to approve this report was not taken.

Christopher discussed the mission statement of FHHO. We are not a 501c organization and cannot make members contribute. Our purpose is to protect the housing so that our neighborhood does not go into disrepair. We need to show members the value of belonging and participating in FHHO and to be more social, outgoing, not policing, but positive. It was suggested to use testimonials in our newsletter.

The Standards Committee deals a lot with maintenance on the outside of the homes. In 2010 they got results by sending a violation notice to the owner with a copy to the city. That took care of unkempt yards. Trustees need to be aware of renters and the aged on their streets. By doing this, owners can be kept aware of what the renters are doing and help can be given to the elderly. For the problems that are hard to solve it has

been suggested to levy fines. This would give teeth to enforcing our covenants. Also suggested was to put a sample copy of a lease on our web site to aid homeowners that are renting out their home. Please brainstorm and let Christopher Hubbert know of your ideas.

There have been some break-ins in the neighborhood. It was suggested the homeowner contact the police when they plan to be away. The police will be glad to keep track of the home by driving by, checking it over, and even taking a walk about. Christopher would like to appoint a Vice President of Security.

Standards that we currently enforce have not been updated since 2008. They cover:

- Storage Sheds/Unattached Structures
- Roofing/Gutters/Downspouts
- Fences
- Exterior Alterations/Additions/Decks/Colors
- Satellite Dishes
- Windows
- Siding
- Entry Doors/Garage Doors
- Exterior Maintenance
- Yard Maintenance

Three new proposed standards:

- Application Fees
- Approval Violations
- Maintenance Violations

After discussion, a **motion** to move that the Board of Trustees approve these standards as written [in attachment] was made by Christopher Hubbert, seconded. **CONSENSUS**

Susan Lefferts gave a presentation on 3 security system providers. Two were local and one national: Sievers Security, Gillmore Security and ADT. All three were used by members in attendance and all were happy with their choice.

The meeting ended at 9:10 p.m.

/s/ Joyce Rothenberger

Joyce Rothenberger  
FHHO Association Secretary