

Forest Hill Home Owners, Inc.
Spring Trustees' Meeting
Tuesday, April 23, 2013

The spring trustees meeting was held at the Blue Cottage on April 23, 2013. Chair Christopher Hubbert called the meeting to order at 7:20 pm and introduced himself and the members of the Executive Committee who were present. They were: Hester Lewellen, Executive Committee president; Tony Rupcic, treasurer; Sally Miller, senior vice president and Joyce Holloway, membership vice president. Those trustees who were present were: Gwendolyn Bennett, Marsha Cappy, Ron DeVito, Adele DiMarco Kious, Hattie Helm, Frank Ricchi, David Richardson, Gloria Strong and David Ward. Each received a folder containing information pertinent to the meeting.

The minutes of the September 11, 2012 fall trustees meeting had been handed out and a motion to accept the minutes was made by Frank Ricchi and seconded by Hattie Helm. The motion was unanimously approved.

Treasurer Tony Rupcic presented the income statement for the four months ending April 30, 2013 along with the Balance Sheet. Net income for 2013 to date is \$6,424.86. Our current assets are \$40,625.53. Tony commented that we have had an excellent start to this year-15% ahead of last year's contributions for the first quarter. Some discussion followed with regard to the amount of tax paid for our properties. The amount paid for the Cottage property was considered appropriate; however, the amount for the property at Northvale and Forest Hills at \$339 was of concern as the property is valued at \$300.

Chair Christopher Hubbert presented comparison of the financials for 2011 and 2012, noting that contributions began to rise in 2011 after a slump of five years. There had been a 13%-14% increase going into 2012. Taxes have been nearly 1/3 of our total expenses but should decrease in the coming year. Capital expenditures were higher in the last two years due to improvements at the Cottage: the new boiler and air-conditioning and Internet connection. He does not anticipate a continued high level of expenses.

It was moved by Ron DeVito and seconded by Christopher Hubbert to accept the report of the treasurer. The motion passed unanimously.

The Standards report from co-chair, Dean Sieck was read by Hester Lewellen. The report may be read in an addendum to the minutes. Hester stated that the structure of the committee had changed due to the resignation of Ted Howard whom she praised for his service and meetings with trustees earlier this year in addition to his leadership in organizing drives through the Forest Hill neighborhoods. Dean Sieck and Dale Rothenberger will serve as co-chairs. Dean will answer the phone and record calls once each week. Hester passed around a sign-up sheet for those trustees who were willing to join Standards Committee members and walk along their neighborhoods to look at homes and talk with neighbors whose homes need attention. Chris Hubbert mentioned that the in-depth work of the Standards committee in the fall of 2012 has

been positive in that 135 residents received letters requesting improvements and that 54 had followed through by the end of the year.

A question was raised concerning help from East Cleveland and Cleveland Heights in maintaining properties. Chris pointed out that each city does have point-of-sales inspections and that East Cleveland requires permits for all work on homes. Cleveland Heights is also more consistent in requiring home owners in Forest Hill to get approval from Standards before they issue a permit. However, Cleveland Heights is not requiring permits at present for roof removal. Discussion followed about the unfortunate removal of a tile roof on Mt. Vernon without Standards' knowledge and of an owner's refusing intervention by Standards after the discovery was made and work already begun. Another similar situation was prevented from happening when an alert trustee noted a tarp on the roof of a Newbury home and roofers preparing to work. Quick intervention by Tony Rucpic and Lloyd Wright, a roofing contractor familiar with Forest Hill slate and tile roofs, was able to convince the new owner not to tear off the roof and help direct her to financing repairs through the Heritage Home program of the Cleveland Preservation Society. A trustee expressed understanding the need to be aware of her neighborhood but that she was concerned about approaching a new neighbor who was in process of doing roof work. Any member of the Executive Board or Standards committee can be called to intervene.

Sally Miller read her report for the membership during the period since our last trustees meeting. 31 new home owners have received welcome folders with information about our Standards and FHHO. Her report can be read in the addendum to this report. An example of the folder was passed around to those present to examine. Appreciation was expressed for trustees who have greeted new neighbors, pointed out the protective covenants for our community and the advantages of maintaining our values.

Sally also read a report on Forest Hill common properties we care for which include the Blue Cottage, the Burlington Woods at the corner of Mayfield and Burlington Roads and the Triangle between Northvale and Forest Hills Blvd.

A spring cleanup is set for May 4th from 9 am -1 pm to do housekeeping chores at the Cottage and work on trimming shrubbery outside. The focus of volunteer care this year will be on the Cottage grounds. Nick Trent has offered to remove the old brick path from the parking lot to the cottage and enlarge and replace it with new materials which he will provide as a gift to FHHO. We anticipate adding LED lighting for the walkway and front of the Cottage. Motion lighting is being planned for the side and back of the Cottage. Jeff Dross has agreed to assist with the lighting project. In conclusion, Sally encouraged all to join in picking up trash as we walk through the neighborhood.

Joyce Holloway, membership vice president has been busy working in marketing for our community. She has spent countless hours creating a brochure designed specifically for realtors to use and distribute to attract people to Forest Hill. A local printer was found to be the least expensive and able to produce the best quality Chris pointed out that the brochure is a good way to build better relationships with realtors who have neglected to note the advantages to living in this community with its protective covenants. Each trustee received a brochure. Ken Tench has compiled a list of realtors who had been active in Forest Hill and have now received a mailing with brochures and an introductory letter from Hester. Joyce mentioned she is now working on

two possible brochures, one for new residents with basic contact phone number and general information and one about Forest Hill standards. She mentioned that she would like to develop something like the Welcome Wagon which would include coupons and introductions for local services and businesses. She anticipates gathering recipes for a cookbook by the fall which she says would be a good fund-raiser. A volunteer would be helpful in taking brochures to Sunday Open Houses in Forest Hill.

Hester Lewellen, Executive President, concluded the reports with a full review of the accomplishments since our last trustees' meeting in September. Her full report may be read in the addendum to this report. Hester reviewed the accomplishments of Standards and its ongoing efforts to work with trustees, our partnership with both Cleveland Heights and East Cleveland, and improvements to the Cottage and the Triangle. She mentioned that there has been an effort to increase our communications through having the Cottage open for residents on the first Saturdays of the month. The Nextdoor.com website offers other opportunities for communication among neighbors for a variety of reasons. It was pointed out that it is important to watch that we use Nextdoor for positive communications and not just for alarming, negative messages. Hester thanked Frank Ricchi for providing a list of Forest Hill properties currently on the market on our website. Hester mentioned that we continue to have four mailings yearly; a fall and spring newsletter (also found on our website) and the solicitations letter at the beginning of each year followed by letters of thanks or solicitation reminders.

Hester expressed appreciation for the many facets of Chris's service as webmaster, historian, unofficial legal counsel, and financial analyst. She thanked Tony for his 12 years as treasurer; Joyce Rothenberger who serves as secretary; Joyce Holloway for her creative energy and Sally Miller for her efforts to maintain our properties.

The trustees acknowledged Hester with cheers and applause for all she has done over the last six months.

In new business, Hester informed the board that she had contacted the City of East Cleveland concerning the traffic triangle at Northvale and Forest Hills Boulevards. The association has title to the triangle and as a result must pay property tax on it but receives little benefit from ownership (the triangle is not buildable and there are no crosswalks providing safe access). Sally Miller has explored the possibility of landscaping the triangle, but the lack of water severely limits what can be done. The city is willing to accept the triangle as a donation, which would relieve the association of the tax burden. A discussion ensued concerning ongoing maintenance as well as potential uses for the triangle. After careful consideration, Marcia Cappy moved, Adele DiMarco Kious seconded, and the trustees unanimously approved the following resolution:

RESOLVED, that the executive committee is authorized to transfer the Northvale traffic triangle to the City of East Cleveland, subject to any ongoing access rights or maintenance obligations the committee feels are advisable, and to take any and all actions the committee considers appropriate to effectuate the transfer.

The meeting adjourned at 8:40 pm.

Respectfully submitted,

/s/ Sally Miller

Sally Miller, secretary pro tem