



FOREST HILL HOME OWNERS
SPRING TRUSTEE MEETING
April 14, 2015

The Spring Trustee Meeting of the Forest Hill Home Owners was held on Tuesday, April 14, 2015 at the Blue Cottage beginning at 7:15 p.m. There were 22 residents in attendance including the following Executive Committee members: Christopher Hubbert, Chair of the Board of Trustees; Hester Lewellen, President; Mary Rice, Senior Vice-President; Tony Rupcic, Treasurer; Joyce Rothenberger, Secretary; Dale Rothenberger and Dean Sieck, Co-Chairs of Standards; Sally Miller, Chair of Cottage & Grounds; Les Jones, Chair of Marketing; and Trina Pruffer, Representative of the National Register of Historic Places.

Sally introduced Cheryl Stephens, Cleveland Heights Vice-Mayor and a Forest Hill resident. Cheryl talked about Cleveland Heights. She feels that we are a strong community in spite of having our State and Federal monies reduced by about 7 million dollars. The primary income for the city is real estate/property and income taxes. The city council members are thinking of instituting a levy. A levy has not been on the ballot since 1970. The question came up about Severance Center and its future. Cheryl said the council is willing to work with whoever buys the center. They are not rejecting any ideas and are looking outside the box for answers. Currently a Community Development Block Fund is the only Federal grant we are eligible to apply for. In 2010 Cleveland Heights had 46,000 residents.

A MOTION to accept the minutes from the September 9, 2014 Fall Trustee meeting was made by Chris and supported by Hester. CONSENSUS

Treasurer's Report: Tony presented his treasurer's report. We are \$1,158.62 ahead of the same time in 2014. This is the first surplus in 4-5 years. Our net income is currently at \$4,044.63. We recently got rid of the old phone line and internet which should give us a savings of \$1,400 for the year.

Standards Report: Dale reported for Standards that he and Dean have been canvassing the neighborhood and will respond to any questions or problems members have and do a follow-up. Some problems can be worked out if the neighbor contacts the neighbor first before contacting Standards. Trustees are the eyes of the neighborhood, Standards are the legs. The last newsletter had 40 returned and Standards is following up on them. Chris mentioned that Standards is currently running very smoothly and thanked Dale and Dean for their hard work. A question was raised about the gas company replacing their gas lines and cutting down many trees. Les had called about that and was told that the trees will be replaced by the gas company.

Membership Report: Hester informed us that Kate Lewis, Membership Chair, had to resign earlier this year. Rosanna Sprague has stepped up and volunteered to take Kate's place, but was unable to attend this evening. Hester said that so far this year there have been 6 homes sold.

Cottage & Grounds: Sally reported that the interior of the Cottage has been maintained by being professionally cleaned twice a year. This has been paid for by Hattie Helm. This will be the second year that the grounds will be taken care of by Ralph Harrison. He will be removing the roots of the hedge in back of the Cottage this Tuesday and will then re-seed the area. This will make yard maintenance much easier. He will also keep the shrubs around the cottage trimmed. Lois Rose will be holding a class in early May on how to trim hedges. They will be working on the hedges along the sidewalk to the Cottage.

Marketing Report: Les said that the Marketing goal is to have a smaller newsletter go out four times a year to keep residents informed of current news, home sales, etc. We would like to distribute at least 2 of the newsletters by email to cut back on postage costs. This summer we will be asking Trustees to hand deliver the newsletter; it was the consensus of those in attendance to do so. He has also redesigned the newsletter to be a self-mailer, cutting back on costs again. Les hopes to have the next newsletter out in May. He is also refreshing the welcome kit. Les also reported on the Action Committee for Forest Hills of which he is chair. They are working with University Circle and hope to find investors for bank owned houses in Forest Hill. They are also refining a brochure to promote Forest Hill as a destination. We then had a lengthy discussion about those residents who are not keeping their properties up and the possibility of having some of the Rockefeller homes used as executive rentals. Jimmy VanHoose, Oakhill resident, loves the area and feels we should draw positive attention to Forest Hill to make a change, show some life! There was also a short discussion on East Cleveland and what will be happening there.

NRHP Report: National Register of Historical Places Forest Hill Chair, Trina reported that as of last Friday their data collection for Cleveland Heights is 80% done and represents 2/3rds of Forest Hill. Nothing has been done for the East Cleveland homes yet. We know what needs to be done now and will next contact the East Cleveland mayor. The state of Ohio has said it will support our application. Our initial grant was unsuccessful so we will need to look into other grants to help pay for the application.

President's Report: Hester reported that our property on Mayfield now has a buyer. Three years ago it was assessed at \$24,900, we dropped the price to \$14,900, and the buyer has offered us \$8,000. The property is zoned for a 2 family home. The buyer will need to have the plans approved by Cleveland Heights AND Forest Hill per our covenants. There was a CONSENSUS to accept the buyer's offer but insist Forest Hill covenants be observed.

New Business: Tony suggested that we initiate a "Transfer Fee" to be charged to the buyer. This money would then be used to enhance the neighborhood. He is in the business and is regularly being called and asked if we have a transfer fee. After a short discussion, **A MOTION to charge a transfer fee of \$125 to the buyer was made by Tony and supported by Dean.**
CONSENSUS

This also puts the buyer on notice that we have covenants. A suggestion was also made that we have stickers made for our cars that say we live in Forest Hill.

The meeting adjourned at 9:20.

/s/ Joyce Rothenberger
Joyce Rothenberger, Secretary