



FOREST HILL HOME OWNERS
SPRING TRUSTEE MEETING
April 18, 2016

The Spring Trustee Meeting of the Forest Hill Home Owners was held on Monday, April 18, 2016 at the Cleveland Heights Community Center on Lee Road. There were 90 residents in attendance including the following Executive Committee members: Christopher Hubbert, Chair of the Board of Trustees; Hester Lewellen, President; Pete Grebus, Senior Vice-President; Tony Rucpic, Treasurer; Joyce Rothenberger, Secretary; Les Jones, Marketing; Judy Charlick, Cottage & Grounds; Trina Prufer, National Register of Historic Places Chair; Dale Rothenberger and Dean Sieck, Standards Co-chairs.

Hester began the meeting at 7:09 with two announcements:

- Petitions are available for the East Cleveland people to sign regarding a merger with Cleveland.
- The Noble Neighborhood is having activities for everyone May 13-15, 2016. All are invited.

Hester introduced the FHHO Executive Committee members in attendance. She then announced that because of health issues she will resign as FHHO President as of this evening. Pete will now assume the role of FHHO President. He took over the meeting with a power point presentation of his goals for FHHO.

Treasurer's Report: In a handout was a summary financial statement for the years ending December 2015 and 2014. We had a net income for 2014 of \$1,156 and \$179 for 2015. A major expense for 2016 will be to re-paint the Blue Cottage. Jan Milic has volunteered to provide \$2,000 toward the cost. Another large expense will be to re-surface the Cottage parking lot (\$400). We will be seeking ear-marked donations to fund this and any other improvements. The property taxes have been reduced for 2016. Added income instituted in 2015 is a \$125 home sale transfer fee payable by the buyer. Last year's donations averaged out to be \$20/household, which is very low.

Membership Report: There were 45 homes in Forest Hill sold in 2015. So far in 2016 we have 32 homes sold, with 10 on the market right now. Forest Hill is at the 80 percentile in housing value.

Deed Covenants: Forest Hill deed covenants cannot be forced on unwilling homeowners living on Glynn and Oakhill, but we can provide guidance and the necessary information needed for

your lawyer to complete this transaction. Strengths of Forest Hill are institutions such as McGregor, Judson, Brookdale Nursing Home, the Cleveland Heights Community Center, churches, Forest Hill Park, ranch homes, and historic houses (Rockefeller homes). As a note: there were sixty trees tagged by volunteers in Forest Hill Park yesterday. The tags named the type of tree.

Standards: Pete would like FHHO members to re-build together. He is in the process of re-platforming our website to show the number of violations. A question was asked why the application for home modifications and additions asks for the cost of the change and the name of the contractor. Dale and Dean explained that the cost is not an issue, but it is for all of our protection to use a contractor that is registered with Cleveland Heights and to be sure the contractor is reliable, insured, etc. Dale and Dean also noted that of the ten homes that had serious long term issues, two have recently been sold. Hester said she recently had lunch with Cleveland Heights Mayor, Cheryl Stevens, and they discussed four C.H. homes. Since then there has been progress on those four homes. Mike Reilly said FHHO should send a letter to the delinquent homeowner, wait thirty days, then if need be, go in and clean up the area, and place a lien on the house before it goes into foreclosure. Chris said FHHO is not opposed to some of those ideas, but questioned who is going to pay for it; are you willing to pay enough money to FHHO to allow this? The covenants allow us to take legal actions; if we had more funds, we could do more. In response to a resident's question, Chris explained that Forest Hill home plans were stored by plot and lot number and we do not have copies of all of the plans. When stored at the Cottage a percentage of the plans were damaged by humidity and it was decided to have them moved to the Cleveland Public Library. Joe Horvath said we are fooling ourselves when there were just 238 households paying dues out of over 900 so he handed a check to Chris for \$200 right then. Joe also suggested we work with the Purple Heart to find homes here for vets; use local high school students that need service time to clean up the corner of Mayfield and Burlington; have Boy Scouts earning badges volunteer for projects; and for some of the heavier work utilize the Marine Corp. His last comment was that the Trustees need to help the Standards Committee.

Pete feels we need to look toward Forest Hill safety by having a Neighborhood Watch program. Needed is a volunteer chairperson and Trustee help. Rosanna Sprague has volunteered to chair a Livability Group, and FHHO has a six month trial membership to Village2Village. Social activities can be a variety of events, trips, hobbies, etc. A new web site will be launched soon and a community calendar can be on it. To do all of this we need to add chair persons to the Executive Committee for development, political outreach, social engagement, community outreach, and people to attend both Cleveland Heights and East Cleveland council meetings.

Pete will continue the First Saturday office hours at the Cottage from 10:00-2:00; if you have any questions, please email him; he would like to publish the board minutes and encourage Trustees to attend the meetings; he proposes that each Executive Committee member chair at least one committee and donate at least \$250/year; Pete is also interested in increasing the Trustees meetings to quarterly instead of bi-annually and ask that all Trustees donate \$150/year. A survey was distributed this evening and Pete encourages all trustees to fill it out and turn it in.

Q & A:

- Georgia Lloyd will be moving into Forest Hill soon and encourages everyone to go to at least two neighbors and ask them to join FHHO and to donate \$10 that can go to an activity for all to be named later.
- Brenda May from the Noble area asked for our help the weekend of May 13-15 and to just drive through their neighborhood. They live in a depressed area and want to change things. They are looking for investments and have a series of events coming up that involve their local schools, churches, library, yard sales, and the Rocket Car.
- Les said he will be attending the Cleveland Heights Council Meetings to let them know what we are doing and to lobby for them to favor housing court and housing inspections.

There was a motion by Grace Bailey and support by Glending Olsen to accept the minutes of the Fall Trustee meeting held on September 15, 2015. CONSENSUS

Meeting adjourned at 8:56 p.m.

Joyce Rothenberger, FHHO Secretary