



FOREST HILL HOME OWNERS INC.

Annual Meeting

Date: November 10, 2021 7 pm

Location: Zoom

Agenda

1. Call to order

The meeting was called to order for the 71st year of Forest Hill Home Owners, the board members were introduced.

2. Treasurer's Annual Report

Tony reported that this was a really good report.

Year to date FHHO has had **total revenues** of \$ 28,309.02. That includes \$13,193.25 of donations from 124 donors.

In February the boiler failed causing the pipes to freeze in the Cottage which resulted in a \$13,674.57 settlement check from the insurance to cover the cost of damages to the Cottage.

Total expenses were \$20,795.63 for the year; major expenses included supplies, insurance, building maintenance, utilities, and printing expenses for the FHHO mailings.

Net cash assets are currently \$41,538.04. The Blue Cottage and land are valued at \$66,9890.14.

The tax obligation for the Blue Cottage was significantly reduced because it was recategorized as common property.

Sharon Leary asked about the relationship between newsletter mailings and donations. Tony replied that donations always increase following the first mailing of each year.

Tony estimates minimum expenses for 2022 of \$18,084.94.

Residents asked questions: the law firm FHHO keeps on retainer

roughly how much money was set aside for social activities for 2022.

how the numbers of donors compare to years past.

Tony responded that with the level of service and activity from The Board has reinvigorated donations compared to the previous three years so he is optimistic donations could total \$15,000 for next year.

3. Marketing – Ann Ghazy

Ann reported that the marketing committee is trying to raise awareness for FHHO with the yard signs which residents might have noticed this year. Yard signs remain available for FHHO members. The

website was refined and continues to be maintained by Samantha Baxter. The committee had some limitations due to Covid but hopes to make a video featuring the neighborly feel of the Forest Hill for current and prospective residents.

A resident asked if FHHO has any plan for reaching folks connected to University Circle. Gretchen agreed to try to consider it next year.

4. Events Committee - Gretchen Mettler

Photos were displayed from the 2 events hosted by FHHO this year, the plant swap/sale at the Blue Cottage in June and the ice cream social at Forest Hill Swim Club in October for new residents. The committee is looking forward to more social events next year especially to continue to connect with new residents. Judy Charlick shared that the events committee has a May date in mind for another plant sale.

5. Preservation/Standards Committee - Tom Winston

Tom did not present a report

6. Fundraising - Beryl Tishkoff

Beryl reported that this was a modest year for fundraising. T-shirt sales were largely successful in the last year. 9 shirts from the original order remain. The shirts are \$20 each and would be an excellent holiday gift. Beryl hopes to embark on a more ambitious fundraising campaign next year and invited residents to continue to engage, collaborate and provide feedback with future fundraising efforts.

7. Membership – Gretchen Mettler

The membership committee members, Lee Barbee and Ron Ramsey have worked hard to catch up with the backlog of new residents since the middle of 2019. With Sharon Leary's help, the committee has successfully mailed a welcome letter and standards information to all the new residents. Each new resident has received or will receive a copy of *Forest Hill: The Rockefeller Estate*, by Sharon Gregor along with other informative. Karen Slavin has helped enormously with dropping off welcome bags.

8. Bylaws Committee – Christopher Hubbert

Chris explained that the current committee composed of Mark Madland, Gretchen Mettler and himself was aware of too ambitious bylaw revisions from previous years, so the current committee narrowed their focus to successfully pass the suggested revisions with the membership. The committee sought feedback from some residents before taking the revisions to the board. The Board approved the current revisions, which are now posted on the web site. Throughout the process, multiple steps were taken to make sure residents were consulted.

The key difference in this revision is one vote per household which aligns FHHO with the typical structure of HOAs in the US. The ballot with the proposed revisions of the bylaws along with Trustees will be provided to the residents shortly.

Residents asked about:

The qualifications of deed restricted homes and worried that this would cause some confusion in the future. Chris explained that this was the most effective way to exclude the condominiums in the Forest Hill geographical areas, and to include the single duplex which is deed restricted.

A resident raised several concerns about revisions, including more power being given to The Board vs the Executive Committee, the control of the election process, and other concerns. Chris was sympathetic to her concerns and clarified that the current revisions were focused on fixing problems that have faced the organization recently. For example, empowering the board to meet virtually, and eliminating the proxy vote option.

9. Nominating Committee – Mark Madland

Mark introduced the 9 residents proposed to join FHHO. Each candidate introduced themselves to the membership.

Lee Barbee, resident since 1969.

James Havach, retiring attorney.

Christopher Hubbert, Attorney and Trustee for 20 years.

Tracey Kirksey, has lived near Forest Hill for 25 years, living in FH for the past 5 years.

Fran Mentch, 10 year resident.

Gretchen Mettler moved to Forest Hill 4 years ago.

Jan Milic, has lived in Forest Hill for 45 years.

Tony Rupcic, has lived in Forest Hill since 1995.

Beryl Tishkoff, moved to Brewster Rd. 28 years ago.

Further information on the nominees can be read on the web site.

There are more nominations that could be filled if residents are interested please apply before elections.

10. Volunteer of the Year Award

Sharon Leary! She creates the newsletter and works closely with the social committee and membership committee. Her multiple contributions are highly valued.

11. Preservation awards

Sharon Leary presented the preservation awards to:

Belinda and Patrick Prince Mt Vernon Blvd, East Cleveland

Robert and Faye Henderson Burlington Rd. Cleveland Hts

Jacqueline Manninham Eastwick Rd Cleveland Hts

Jamain and Keisha Owens Forest Hill Blvd East Cleveland

James and Cameilla Copeland Newbury Dr. Cleveland Hts

Karole Swope Forest Hills Blvd Cleveland Hts

12. Picking up trash 2021 - Mark Madland

There were 2 litter pickups this year, all the 4 lane streets were covered, the tree lawn and curbs were cleaned up by nearly 20 volunteers.

13. East Cleveland park FHHO Photo contest winners

Samantha Baxter is this year's winner. The picture will be displayed on the web site and on Nextdoor.

14. Announcements

Howard Maier invited residents to bring up transportation concerns in the neighborhood to him in his capacity as a member of the transportation and sustainability committee in Cleveland Heights.

Lee Barbee mentioned that he is working with The Green Team.

Thank you and adjourn (at time)

Respectfully submitted