

Agenda for October 9, 2007
Meeting of the Board of Trustees of
Forest Hill Home Owners, Inc.

To be held at the Blue Cottage
Beginning at 7:00 P.M.

Call to order and introduction — Christopher Hubbert, President

Approval of the minutes of the March 13, 2007 meeting of the board of trustees and appointment of secretary to keep minutes of current meeting — Pamela Mason, Secretary

Financial report — Tony Rupcic, Treasurer

Membership report — Sally Miller, Vice President of Membership

Standards report — Ted Howard, Vice President of Standards

- Adopted penalties
- Maintenance standards

Executive report — Christopher Hubbert and Jan Milic, Senior Vice President

- East Cleveland
- Cottage listed on National Register of Historic Places

Recommendations of the nominating committee — Sally Miller

Appointment of 2008 executive committee — board of trustees

Other business — All

**Minutes of the October 9, 2007
Meeting of the Board of Trustees of Forest Hill Home Owners, Inc.**

On Tuesday, October 9, 2007, the Board of Trustees of Forest Hill Home Owners, Inc., held their semi-annual meeting at the Blue Cottage. Fourteen trustees attended, constituting a quorum. Additional members of the executive committee were present: Christopher Hubbert (president), Jan Milic (senior vice president), Tony Rupcic (treasurer), Sally Miller (vice president – membership), Ted Howard (vice president – standards), and Pam Mason (secretary).

Call to Order and Introduction

Christopher Hubbert called the meeting to order at approximately 7:15 p.m. He introduced the meeting by noting approvingly the robust attendance compared with the Spring 2007 meeting.

Approval of the Minutes of the March 13, 2007 Meeting of the Board of Trustees and Appointment of a Secretary to keep Minutes of the Current Meeting
The minutes of the March 13, 2007 meeting introduced by Pam Mason and were reviewed and approved unanimously by the trustees. Pam was appointed secretary.

Financial Report

Tony presented the financial report. He reported that income was down YTD about \$900 from YTD last year. Number of contributors was also down: 261 YTD 07 compared to 274 YTD 06. Expenses were also down.

Tony observed that FHHO has little control over expenses like taxes, and that FHHO is "close to rock bottom on expenses." Christopher noted that the present budget does not include any legal expenses. Tony also said that revenue has been declining at the rate of about \$1,000 per year for the past three years. Reasons for this include the weakness of the economy and problems related to the national mortgage crisis. The question is how to build revenue.

Discussion followed. One suggestion was a 10% increase in dues. A counter-suggestion was to build the contributor base up to 300 dependable contributors.

Tony noted that the Spring 2008 trustees meeting would include a more detailed financial report.

One trustee asked if FHHO had ever requested a decrease in property taxes. It was noted that the Blue Cottage and its land are presently valuated at \$65,000, the Burlington Lot at \$28,800, and the Mayfield lot at \$30,000. Christopher and Tony were asked if FHHO had ever considered selling the lots. The answer was that the Burlington lot would not be sold and, while selling the Mayfield lot was a possibility, there wasn't much of a market at present. Chellis Madison asked that the agenda be followed more closely.

The financial report was accepted by the trustees.

Membership Report

Sally Miller announced Sabryna Wheeler's resignation from the vice-president for membership post.

Sally announced that FH had welcomed 19 new residents TD 07, and that new resident information packets had been distributed to them. These packets include the FH code of regulations and deed restrictions.

Sally thanked returning trustees and praised Jan Milic for being willing to serve as chair of the board of trustees. She asked trustees to be sure to list their phone numbers and, if possible, e-mail addresses on the trustee information sheet. This led to brief conversation on issues of privacy.

Sally noted that FHHO is short of trustees.

Conversation turned to the nature of the trustee position. The evolving standards for the position include being up to date on dues, attending the two annual trustees meetings, knowing one's neighbors, and being aware of the needs of the neighborhood. The importance of fostering involvement was stressed.

There was some conversation about foreclosures.

Christopher thanked Sally for her service and all applauded her contributions and hard work.

The report was accepted.

Standards Report

Christopher delivered the report. There was some discussion of the schedule of fees and penalties developed by Ted Howard Adopted and adopted at the Spring 2007 trustees' meeting.

Then, conversation turned to issues of maintenance, including the importance of maintenance to preserving Forest Hill's historically high property values.

Christopher announced Ted's resignation as vice president for standards and asked trustees to think about possible nominees for the position. Christopher emphasized that Ted will continue in the post until a replacement can be found. Brief discussion followed about the Standards Committee and its current rebuilding phase.

The report was accepted.

Executive Report

Christopher delivered the report. He opened with the announcement that East Cleveland residents have requested a meeting to address EC concerns. Christopher said that he would be soliciting specific topics, to better the prospects for a productive meeting.

He noted that the Blue Cottage has been placed on the National Register of Historic Places. He added that this designation might increase the likelihood of grant awards for Blue Cottage repairs.

Some discussion followed about the repair and reinstallation of historic streetlights and companies might undertake the work.

Recommendations of the Nominating Committee

Sally Miller presented the recommendations:

For president – Christopher Hubbert

For senior vice president – Jan Milic

For Chair emerita – Hester Lewellen

For vice president for membership – Nate Wright

For treasurer – Tony Rupcic

For secretary – Pam Mason

For vice president for standards – open

Appointment of 2008 Executive Committee

The slate of nominees was approved by acclamation.

Questions followed:

In response to one question, it was clarified that the trustees are elected by the homeowners and the executive committee officers are elected by the trustees.

In response to a second question, the distinction between the vice president for standards and the standards committee was clarified. The chair of the standards committee is Michael Tierce.

Other Business

Christopher opened the meeting to the trustees. Conversation turned to foreclosures. Christopher said that FHHO has not played a role in trying to sell or even publicize the foreclosed homes.

Another topic was Glynn Road and the FHHO status of non-FH residents of Glynn Road. It was clarified that everyone on Glynn and Oakhill is treated as a member of FHHO, and noted that dues-paying is actually above average on Glynn.

The nature of the FH deed restriction was clarified. Christopher described the deed restriction as a kind of contract: FHHO has the rights of a Grantor; one buys the covenants when one buys the house. The covenants go with the house.

The topic of Forest Hill entry signs came up. Christopher said that in the past, Cleveland Heights has opposed these kinds of signs, but it may be time to revisit the issue. The trustees passed a motion to authorize FHHO to explore the issue with the City of Cleveland Heights.

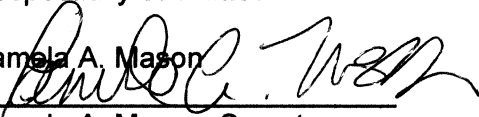
Finally, the importance of building community was emphasized, and the constructive roles of peer pressure and education in that process.

All relevant business having been discussed, the meeting was adjourned at

Approximately 8:45 p.m.

Respectfully submitted:

Pamela A. Mason


Pamela A. Mason, Secretary



July 16, 2007

Christopher J. Hubbert, President
Forest Hill Homes Owners, Inc.
2419 Lee Blvd.
Cleveland Heights, Ohio 44118-1206

Dear Mr. Hubbert:

Congratulations on the recent listing of your property into the National Register of Historic Places!

The National Park Service, United States Department of the Interior listed the **Forest Hill Realty Sales Office** at 2419 Lee Boulevard in Cleveland Heights, Ohio on June 21, 2007.

The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio that qualify for National Register status under provisions of the National Historic Preservation Act of 1966 as amended.

The Ohio Historic Preservation Office (OHPO) is available to advise you in maintaining the historic character of your property. As you know from previous mailings received from this office, there are no restrictions placed on your property following the National Register listing. However, the OHPO strongly encourages owners of historic properties to consider all options before completing work that could damage the structure or impair its historic integrity. Careful planning can facilitate the sensitive incorporation of contemporary alterations with the historic fabric. The OHPO provides free information on how to sensitively rehabilitate and repair historic properties, upon request.

Thank you for your interest in historic preservation and the National Register of Historic Places.

Sincerely,

Barbara A. Powers
Department Head
Inventory and Registration

Cc: Mayor Ed Kelley, City of Cleveland Heights
Senator Shirley Smith, District #21
Representative Barbara Boyd, District #9
Northeast Ohio Areawide Coordinating Agency
Paul Graham, Ohio Department of Transportation

OHIO HISTORICAL SOCIETY

Ohio Historic Preservation Office

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