



FOREST HILL HOME OWNERS
FALL TRUSTEE MEETING
Tuesday, September 17, 2013

The Fall Trustee Meeting of the Forest Hill Home Owners was held on Tuesday, September 17, 2013, at the Blue Cottage beginning at 7:16 p.m. There were 21 residents in attendance including the following Executive Committee members: Hester Lewellen, President; Tony Rupcic, Treasurer; Joyce Rothenberger, Secretary; Joyce Holloway, V.P. of Membership; Dale Rothenberger, Co-Chair of Standards; and Christopher Hubbert, Chair of the Board of Trustees.

Chris called the meeting to order and gave a welcome to all attendees. All in attendance then introduced themselves.

Minutes: A MOTION to approve the minutes of the April 23, 2013 meeting of the Board of Trustees was made by Chris and seconded by Cynthia Hunt. CONSENSUS

Financial Report: The financial report for the first 8 months of 2013 was given by Tony. He explained how we have had several major improvements made to the cottage this past year such as the roof, sidewalk, and internet capabilities. Currently we have \$1,538.75 in a net loss, but our revenues have improved over the past year and Tony feels we will end the year with a slight profit. **A MOTION to approve the Financial Report was made by Frank Ricchi and seconded by Susan Lefferts. CONSENSUS**

Standards Report: Dale and Dean Sieck have been working on updating the standards applications and having them available to download from our website. They want members to realize that this is a voluntary position and to not expect overnight responses, but they do try to respond in one day. As a team they try doing things by persuasion. A spreadsheet has been developed to keep track of notices sent out and their results.

Chicken Coop Application: An FHHO member on Burlington has applied for permission to have a chicken coop. The member talked with Hester and his Trustee and said that he would go along with what FHHO decided. The Executive Board reviewed the FHHO covenants where it specifically says none are allowed and decided to not allow a variance and Hester then sent the member a letter detailing this decision. The member has decided he wants his day in court anyway. Cleveland Heights does allow them and has okayed 30 applications, none for Forest Hill. It is not up to Cleveland Heights to enforce our policies. After a lengthy discussion it was the general view of the Trustees this evening to support the covenant and to not offer the variance that would allow chicken coops.

Fence Standard: Hester provided all with a copy of an enhanced Fence Standard (attached as Exhibit A). After a short discussion noting that first, FHHO does not want any fences, some are allowed as long as they are limited to 4 feet in height or, if a solid privacy fence, it can be 6 feet, but should be removed before putting the home on the market, and second that all need an application for approval by the Standards Committee. After a short discussion **a MOTION to approve the changes in the Fence Standard was made by Chris and seconded by Pat Ortiz. CONSENSUS**

Membership Report: Hester read the report submitted by Sally Miller. FHHO has 16 new members since the first of the year plus 5 homes were bought by investors and 14 are bank owned. It was noted that Joyce Holloway has developed an informative brochure about FHHO for real estate agencies (copies available at the meeting). Sally also stated that cracked window panes at the cottage have been repaired, the shaker roof re-done and sealed, and the front sidewalk leveled. Volunteers have spent 40 hours in cleaning up the landscaping on FHHO owned land. Ralph Harris has maintained our 4 properties and kept them looking good. The triangle at Northvale will be re-seeded this fall by East Cleveland Parks, cost provided by a grant through them and Home Depot. Sally recommended that we have a new committee, Cottage, Grounds, & Property for 2014.

Marketing Report: Joyce Holloway reported that she is now working on a "Stay Connected" brochure that has all of the necessary phone numbers and information needed for FHHO members. Chris will post this on our website for members to print out and keep handy. Joyce also showed the Trustees the little packet she has put together for her section of the street that she lives on. She will help any Trustee that would be interested in doing the same. Joyce is ready to form a committee that will collect recipes and have them put into a cookbook. This cookbook will be pre-sold before printing and should be a money maker for FHHO. She now has several volunteers for this committee. They hope to have it ready so it can be a great Christmas gift. Joyce is also working on a Medical Information Form for people to have handy in emergencies.

Executive Report: Hester asked Trustees if they still had a list of their residents and are communicating with them. How are you contacting them? One way could be through fhho.nextdoor.com. We now have 200 members and will be having the long promised wine and cheese party this coming Friday at the Cottage. Trustees could collect emails of the neighbors and send out information with a group email. We hope to make Forest Hill a warm and friendly place to live.

Hester expressed her gratitude to all who have helped her this past year: Chris who handles all our web accounts and legal counsel. Sally, who keeps the Cottage and grounds in good shape. Dale, who has taken over Standards duties and created a 21st century way of keeping track of the business of keeping our neighborhood looking great. Tony, who is our stalwart Treasurer and keeps our finances in good shape and gives us good advice on roofs. Joyce H. who is creating wonderful marketing tools for us, realty brochures, welcome baskets, and even a cookbook. Joyce R. who faithfully keeps minutes of the meetings. And Jeff Dross our Newsletter editor, working from Atlanta this week.

She also mentioned Hattie Helm, who paid for a Cottage cleaning. Ralph Harrison who is keeping our grounds looking good. Nate Wright who is trying his best to get our front door to lock and unlock with regularity. Frank Ricchi who has taken on a couple of real estate issues for

us, and Betsy Kaufman who has donated money for printing the postcards. It takes a village to keep FHHO going, and Hester is grateful to everybody who has helped.

Upcoming event dates to be aware of:

Friday, September 20—wine and cheese party at the Cottage for participants in fhhoh.nextdoor.com between 5:00-8:00.

Saturday, September 21—East Cleveland Mayoral Candidates Forum from 1:00-3:00 at the New Covenant Lutheran Church, 1424 Hayden Ave.

Wednesday, September 25—Mary Ogle of Cleveland Restoration Society talking on mid-century homes at Cleveland Heights Main Library at 7:00 p.m.

Saturday, October 19—Forest Hill's Second Monster Garage Sale from 9:00-3:00. Cost is \$5 to participate. Contact Marla Zwinggi at 440-724-9683 or mzwinggi@gmail.com.

Request to Include Hazel in Forest Hill: The new Trustee on Oakhill wants to include residents on Hazel St. as part of FHHO. The Rockefeller original estate did not include Hazel, and only a few homes on Glynn. Historically some homes on Glynn and Oakhill that were not part of the Rockefeller development have been considered part of FHHO. A discussion followed on what should be done. Those homes are not covered under the covenants set up by the Rockefellers. Chris asked if we should add residents of Hazel to our mailing list as we currently do not send them our mailings, nor do we collect any money from them. It was suggested we could create a category “Friends of Forest Hill”. FHHO members are the only ones that can vote in our organization. It was decided to take this to the FHHO Executive Board to clarify the situation and send the affected residents a letter notifying them of our decision.

Appointment of the 2014 Executive Committee: A nomination committee presented the slate of officers for 2014:

President: Hester Lewellen

Senior Vice President: Eileen Smotzer

Membership Vice President: Kate Lewis

Treasurer: Tony Rupcic

Secretary: Joyce Rothenberger

Chairman of the Board of Trustees: Christopher Hubbert

A MOTION to approve the slate of officers was made by Cynthia Hunt and supported by Susan Lefferts. CONSENSUS

Other Business: Rosanna Sprague asked about the Swim Club. It was understood to be in financial straits. Hester has talked with them regarding the maintenance of the shrubbery along their fence row and a couple of other issues. They have cleaned things up on request. They also said that they plan to level the sidewalks and repair the parking lot, but not until next year. Rosanna said she will keep in contact with them and hope things will level off. Their culture has really changed from when it was established many years ago.

A MOTION to adjourn at 8:51 p.m. was made by Chris and seconded by Dale. CONSENSUS

Joyce Rothenberger, Recording Secretary
/s/ Joyce Rothenberger