
Agenda for March 14, 2006
Meeting of the Board of Trustees of
Forest Hill Home Owners, Inc.

To be held at the Forest Hill Church, Presbyterian
Beginning at 7:00 P.M.

Call to order — Richard Secor, Chair of the Board of Trustees

Approval of the minutes of the October 11, 2006 meeting of the board of trustees and appointment of secretary to keep minutes of current meeting — Christopher Hubbert, President

Financial report — Tony Rupcic, Treasurer

Membership report — Sally Miller, Vice President of Membership

Standards report — Ted Howard, Vice President of Standards

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

- Gift of historic material to Cleveland State University and Cleveland Public Libraries
- Grant of easement at 2419 Lee Boulevard to Ted Howard
- Flagpole on Northvale traffic island

Other business — All

**Minutes of the March 14, 2006 Meeting of the
Board of Trustees of Forest Hill Home Owners, Inc.**

On Tuesday, March 14, 2006, the Board of Trustees of Forest Hill Home Owners, Inc., held a meeting at Forest Hill Presbyterian Church. Richard Secor, Chair, Board of Trustees, presided.

Call to Order and Minutes: Richard Secor

Richard Secor called the meeting to order at approximately 7:15 p.m. with a call for more participation in Forest Hill Park and discussed his work to make the park more of a destination.

The minutes of the FHHO Trustees meeting of October 11, 2005 were approved as amended.

Richard introduced Christopher Hubbert, President of the FHHO Executive Committee, and then, referring to a map of contributors, made a plea for more trustees.

Financial Report: Tony Rupcic, Treasurer

Richard introduced Tony Rupcic and then, together with Membership Vice-President Sally Miller, distributed the income statement and balance sheet to attendees.

Tony went over the income statement and observed that contributions were down YTD compared with YTD 2005. He noted that the executive committee had gotten a late start with the annual fundraising mailing and said that he expected to catch up with prior years by year-end. The 151 contributors YTD and a refund of \$85 from Cuyahoga County leave FHHO with a net of \$4,194.25 so far this year.

Tony then summarized the balance sheet, which shows that FHHO has \$41,799.82 in cash, property and equipment worth \$37,385.70, and zero liabilities, leaving total assets of \$79,185.52.

Conversation turned to FHHO assets. In particular, trustees asked how much land FHHO owns, what it is worth, and how much is paid in taxes on the property. Richard and members of the executive committee responded that FHHO owns four properties:

- The lot at the NE corner of Burlington and Mayfield.
- Two traffic islands.
- The Blue Cottage.

[Secretary's Note: It was later determined that FHHO owns two lots on Mayfield and only one traffic island.]

FHHO receives four different tax bills for the properties.

Membership Report: Sally Miller, Vice President for Membership

Richard introduced Sally Miller, Vice President for Membership, who gave the membership report. She reported that Forest Hill had gained 85 new neighbors in 2005 and 8 new neighbors in January-February 2006, and thanked trustees for delivering newcomer packets to them. Sally then pointed out that the elements of the newcomer packet were available for viewing on the coffee table at the back of the meeting room.

Sally announced that the Burlington Lot cleanup would take place on April 22nd (rain date: April 29th), and also called for volunteers for a clean-up of the Blue Cottage grounds (no date announced).

Mark Lowe said that he would work with Jeff Dross on the cleanup, and conversation then turned to activities of the Forest Hill Historic Preservation Society. Plans were announced to undertake a cleanup of Lee Road from Forest Hill Boulevard to the McGregor home.

Richard recalled everyone's attention to posters of Forest Hill Park.

Chellis Madison asked who was responsible for the Newsletter. "Jeff Dross," responded Richard. Richard continued, "If we're invisible, we become invisible" and wondered if the number of issues should be increased.

Christopher spent a few moments talking about the FHHO website. He said that the executive committee was looking at revamping the website in order to make it easier to revise and update. With respect to the newsletter, he added that FHHO adheres to a 4x calendar of mailings:

- Dues mailing in January.
- Newsletter in April.
- Dues reminder to non-contributors in summer.
- Newsletter in October.

Christopher appealed for more contributors to the newsletter.

Nancy Moody emphasized the need to broadcast a "hearty, hearty welcome" to new neighbors, to make them feel at home. Christopher responded that the welcome (newcomer) package helps accomplish that goal and also pointed to a "new neighbors" section in the Newsletter.

Richard suggested that the names of near neighbors be included in the newcomers' welcome packages, as well as providing the names and addresses of the new neighbors to the near neighbors. Possible means of accomplishing this were discussed. Sally said that she and the trustees would experiment to find the best way of getting the job done.

Chellis asked to move the agenda along.

Richard distributed Forest Hill posters to all who were interested.

Standards Committee Report: No Report.

No standards committee report was given, due to the absence of Ted Howard.

Kathy Thomas spoke of the need to have a standards committee meeting. It is clear that the job is getting done, but there have been no meetings. Christopher responded that he would call a meeting of the standards committee.

Executive Report: Christopher Hubbert, President of the FHHO Executive Committee

Christopher discussed the archive project. He noted that the Blue Cottage does not provide good conditions for preserving historical materials and that he was working with Cleveland State University and the Cleveland Public Library on ways that these institutions can archive Forest Hill historical materials, including home blueprints, etc. He anticipated that the project will be completed by Summer 2006.

Nancy Moody suggested that a photo album be posted on the website.

On another topic, Christopher reported that the proposed sale of a sliver of land to Ted Howard had hit a roadblock with the City of Cleveland Heights: the lot is already smaller than current zoning allows [it is grandfathered], so decreasing its size is problematic. The proposed solution to this roadblock is to grant an easement at 2419 Lee Boulevard to Ted Howard . FHHO will pay the taxes; Ted Howard will make payments toward the Cottage.

In conclusion, Christopher said that he was very pleased with 2005 contributions and with what FHHO had accomplished in 2005. For 2006, he emphasized the importance of increasing the donor base. Average donations are lower in 2006 YTD, so more people must contribute.

Conversation turned to flags and related issues. Richard opened the topic of the flagpole on the Northvale traffic island and the shredding and vandalism that he has noticed. Mark Lowe observed the need to trim back some of the trees and asked if a lock-box mechanism and illumination would solve the problems. Richard and Mark talked about the possibility of working together on a project to use shrubs to spell out "Forest Hill" on one of the traffic islands. Nancy said that she can get shrubs wholesale.

Other Business: All

Christopher turned discussion to matters concerning East Cleveland and the need to reestablish relationships there. Richard stressed the need for a Forest Hill representative to the East Cleveland city government, as well as a strategy and action plan with respect to both East Cleveland and Cleveland Heights. Christopher advised taking a soft approach to city governments.

Richard said that the chair of the FHHO standards committee would work to establish a new relationship with East Cleveland. Kathy Thomas confirmed that she would contact Gary Morton.

Mark brought up issues related to tree lawn trees. In particular, he said, there is a need for more uniformity of trees on Forest Hill tree lawns – which means surveying the trees, making a plan, and arriving at a system for replacing them. He noted that East Cleveland and Cleveland Heights both have problems in this area. Tony said that Cleveland Heights will not replace tree lawn trees unless the resident wants them replaced, and that East Cleveland appears not to have a replacement policy at all. The question of assessing homeowners for tree replacement was raised but not pursued.

Mark raised the related issue of houses that have big landscape problems, tending to detract from the neighborhood. He suggested a landscaping workshop or fair to stimulate owner interest in improving the appearance of lawns/yards.

Jan Milic proposed a gesture of appreciation to Christopher Hubbert for his hard work on projects intended to improve Forest Hill and raise its profile both locally and nationally. All agreed.

Richard suggested that Forest Hill publish a calendar. In closing, he announced that Forest Hill doves, cast in resin, are for sale on the website.

There being no further business, Richard adjourned the meeting at 9:52 p.m.

Submitted: Pam Mason,
Secretary, FHHO Executive Committee