



**Agenda for March 11, 2008
Meeting of the Board of Trustees of
Forest Hill Home Owners, Inc.**

Call to order and introduction — Christopher Hubbert, President

Approval of the minutes of the October 9, 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 — Nate Wright, Vice President of Membership

Standards report — Ted Howard, Vice President of Standards

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

Foreclosures and safety issues — All

Other business — All

**Minutes of the Meeting of the Board of Trustees, Forest Hill Home Owners, Inc.
March 11, 2008**

On Tuesday, March 11, 2008, the Board of Trustees of Forest Hill Home Owners, Inc., held their semi-annual meeting at the McGregor Home. Trustees Deborah Adrine, Gwendolyn Bennett, Kathryn Deskins, Susan Lefferts, Clyde Henry, Christopher Hubbert (also president of the FHHO executive committee), Christina Ko, Hester Lewellen, Chellis Madison, Jan Milic (chair of the board of trustees), Sally Miller, Nancy Moody, David Richardson, Norman Prange, Dorothy Rambo, Carol Scott, David Ward, and Sabryna Wheeler, attended, constituting a quorum. Additional members of the executive committee were present: Tony Rupcic (treasurer); Nate Wright (vice president for membership), and Pam Mason (secretary).

Call to Order and Introduction – Jan Milic, Chair of the Board of Trustees

Jan Milic called the meeting to order at approximately 7:15 p.m. She thanked the MacGregor Home for allowing the group to use its facility for the meeting. She introduced the meeting by stating that the purpose of the meeting was to review with trustees “where we are” in terms of FHHO finances and activities, and talk about ways forward.

Approval of Minutes

The minutes of the October 9, 2007 Trustees Meeting were distributed, discussed, and approved.

Conversation arose spontaneously on the topic of how best to publicize the purpose and activities of the Homeowner’s organization to Forest Hill homeowners, as well as how to communicate the strong points of Forest Hill to realtors.

Financial Report – Tony Rupcic, Treasurer

Tony distributed the composite financial report for 2007. It showed that 2007 net income was \$1,988 below 2006 net income, due mainly to lower revenues.

Conversation turned to contributions and how to increase them. It was noted that there are 996 households in Forest Hill – 1064, including Glyn and Oakhill. Fewer than one third of FH households contribute to FHHO, and there were nine fewer contributors in 2007 than in 2006.

Turning to the 2008 YTD financial reports, Tony noted the deficit so far of \$5,297.41, but added that the dues solicitation has not yet gone out and that 2008 real estate taxes have already been paid in full.

The financial report was accepted.

Membership Report –Nate Wright, Vice President for Membership

Nate reported that Forest Hill has welcomed seven new residents in 2008 YTD. Some discussion followed about foreclosures and potential security problems involving unoccupied homes. Nate stressed the need for trustees to be more involved in the FH community. He suggested that one good community-building gesture would be to conduct a cleanup along Forest Hill Boulevard between the two parts of Forest Hill park. He asked interested trustees to contact him.

The membership report was accepted.

Standards Report –Christopher Hubbert, President of the Executive Committee

Christopher announced Ted Howard's resignation and added that Clyde Henry has stepped in for the short term. Clyde is also the FHHO liaison with the City of Cleveland Heights, which means that the City sends Clyde permits that it has received for Forest Hill projects, so that the Standards Committee can keep on top of projects and potential problems. Kathy Thomas is FHHO liaison with the City of East Cleveland.

Christopher noted that the FH permit process and structure have been built over the past ten years, and that the Standards Committee does notify contractors about the need to get FH permits before they begin work. But he added that it is important to be able to "get out there" and learn first-hand how the process is working.

Thus, the Standards Committee needs a chair or co-chair who will be available to do "field work." Clyde and Ted will be available to coach anyone who steps up and volunteers for the position.

Conversation followed.

- It was noted that standards committee member Michael Tierce makes recommendations on materials and that Tony Rupcic is the standards committee roofing expert.
- Maintenance issues were discussed at some length. Christopher reminded the group that "standards" originally referred to construction standards, then to issues related to renovations. Now, maintenance issues are equally important and the FHHO understanding of "standards" is evolving to encompass them.
- Someone asked if FHHO keeps a list of preferred vendors. The answer was no.

Executive Report – Christopher Hubbert, President

Christopher referred to his written 2007 Executive Report for specifics on FHHO activities and accomplishments in 2007. He said that a packet containing the report will be sent to trustees were unable to attend tonight's meeting. Overall, he said that he was disappointed in the decrease in contributions (and contributors) over 2007. It is a worrying trend. Expenses have been cut to the bone.

Conversation turned to the topic of how to increase income. The 2006 solicitation to businesses was not successful, and probably will not be tried again. Someone suggested that residents' consciences could be appealed to, by means of notices pointing out contribution levels per street.

Discussion about foreclosures followed. It was suggested that encouraging (or at least tolerating) rentals could minimize damage to Forest Hill over the next 4-5 years, until the housing market straightens out.

Jan Milic reported that she has developed some fundraising opportunities, including a vintage clothing sale and a scrap metal sale. She also said that she would foot the bill for a caregivers' night out.

Finally, Christopher thanked the trustees for their hard work and accomplishments, and expressed his enthusiastic thanks for a great turnout.


The executive report was accepted.

Additional business (All)

Topics broached included dues, including targeted dues solicitations, thank you cards to contributors, the Spring and Fall Newsletters, Jan's proposed events, the Standards Committee, and the FHHO website. Concern was expressed about snow removal from the sidewalks.

Adjourn

There being no further business, Jan adjourned the meeting at 8:50 p.m.



Pamela A. Mason, Secretary



2007 Annual Report

2007 was a challenging year for Forest Hill Home Owners. Foreclosures increased sharply as a result of the sub-prime mortgage crisis and resident contributions were down for the second year in a row. However, we successfully petitioned the Ohio Historic Preservation Office to list the blue cottage on the National Register of Historic Places for its cultural and architectural significance. We also developed the new logo you see above. We have updated the look of the dove that once graced our streets and has long been a symbol of Forest Hill and selected a typeface that is fresh, yet historically appropriate since it was created in 1927 and used for original Forest Hill promotional materials. And of course we continued to enforce the deed restrictions, welcome new residents and educate the public about our community.

Financial results for 2007 were mixed. Contributions decreased 4.5% from 2006 but the loss in revenue was offset in part by newly instituted permit fees previously approved by the board. In addition, we continued to keep a tight reign on expenses (a 4.1% decrease) resulting in a surplus of \$1,988 for the year, basically flat compared to 2006. Condensed financial statements as well as geographic contribution data are attached for your information.

At the suggestion of several residents we are delaying our first 2008 dues solicitation in the hopes of a better response after holiday bills have been paid. The solicitation will be mailed shortly and we should receive our most significant contributions in April. Only time will tell if this strategy will be a success.

I would be remiss if I did not thank the members of the 2007 executive committee for their dedication to Forest Hill. They contribute their skills and countless hours to the association. In particular, I want to thank Ted Howard for his efforts as vice president of standards. Ted's business obligations are forcing him to scale back his time commitment to the association, but he will continue to be involved. Clyde Henry has stepped up to help restructure the standards committee in time for the 2008 renovation season, which will soon be upon us. Standards intends to continue the systems that Ted introduced and focus on developing maintenance standards now necessary for our aging housing stock.

I approach 2008 with a mixture of concern and hope. Concern because I expect foreclosures and a glut of homes on the market will negatively impact our community. But also hope because of what Forest Hill has to offer — distinctive architecture, generous lot sizes, tree-lined streets and a diverse group of residents. And although falling contribution levels remain a concern, Forest Hill residents have shown their commitment to our community in many ways. Several residents have actually purchased second homes in Forest Hill to rehab. Despite the short-term challenges, I am confident these will be good investments in the long run.

On behalf of the executive committee, I would like to thank the board of trustees for entrusting us with the day-to-day operation of FHHO in 2008.

Respectfully,

A handwritten signature in black ink, appearing to read "CJH", is written over the printed name and title.

CHRISTOPHER J. HUBBERT

President