



Forest Hill Home Owners, Inc.
Board of Trustees Meeting

June 25, 2017

The Forest Hill Home Owners, Inc. Spring 2017 meeting was held on Sunday, June 25, 2017 at the Cleveland Heights Community Center at 1 Monticello Boulevard, Cleveland Hts., OH 44118 at 7:00 PM.

There were 40 trustees present in attendance including:

Officers: Chris Hubbert, Chair of Board of Trustees; Pete Grebus, President; Sharon Leary, Secretary; Anthony Rupcic, Treasurer; Mary Rice, Membership Vice President.

Non-officers: Jan Milic, Cottage and Grounds Chair; Trina Prufer, National Register of Historic Places Representative; Judy Charlick, Social Activities/Street Clubs Chair; Hester Lewellen, Trustee Coordinator.

There were three non-participating visitors/homeowners who were present.

CALL TO ORDER:

The meeting was called to order at 7:07 pm by Chris Hubbert who discussed the common goals of FHHO trustees to improve the FHHO community, and to proceed with civility within all discussions and disagreements.

Chris led a discussion on the adoption of an anti-harassment policy which was previously distributed by e-mail to all trustees.

ACTION- Motion to accept the anti-harassment policy was seconded and carried by general consent (27 "yea" and 11 "nay").

INTRODUCTION OF CURRENT OFFICERS AND COMMITTEE CHAIRS:

All officers and chairs were introduced and stated their current period of service on that post.

FORMATION OF THE NOMINATING COMMITTEE:

Chris led the discussion of committee duties and responsibilities and included the recommendation that the nominating slate for the executive committee's members and chairs would be available by the nominating committee by July 25, 2017.

ACTION- A motion was made, seconded, and carried by general consensus to form a new nominating committee. The responsibilities of the new nominating committee include:

The nominating committee will make recommendations for a slate of officers consisting of the President, Senior Vice President, Vice President of Membership, Treasurer, Secretary, Board Chair, and Standards Committee Chair for consideration by the full board. That once elected, the newly elected executive committee will transition to positions within 30 days from the vote. It was noted that at any time executive committee members can be replaced.

Chris led the nominating committee membership through a process of member volunteering, resulting in twelve committee members.

ACTION- Motion to accept the slate of 12 nomination committee members was made, seconded and carried by general consent with one DISSENT noted and attributed to the inclusion of one trustee who was not present.

Approved Nomination Committee members: Eileen Smotzer, Kate Lewis, Kenneth Tench, Jan Milic, Susan Kenney, Hattie Helm, Richard O'Donnell, Fiona Reilly, Frank Ricchi, Clark Rice, John Langner, and Kristen Fragrassi

Discussion continued to allow nominating committee to arrange meeting to select a chair.

PROBLEM HOUSES:

Chris led the discussion of options to deal with problem houses including the Ohio Planned Community Act, and the implications of FHHO Covenants drafted 1928 (then put in place 1930) on issuance of fines and liens, and the associated possibility of litigation.

The formation of the Blue Cottage Guild was mentioned.

A trustee from the floor requested, and was granted 5 minutes to speak on the subject of the relationship between defaulted property and monetary contributions to FHHO as a rationale for "aggressive action". Discussion continued with suggestions to supplement the Standards chair (Co-Chair) with the creation of sub-committee which would pursue non-compliant property owners with fines and liens within law, after a neighborly and complementary approach had failed. Discussion included logistics to form new sub-committee.

Action- Motion for Standards chair to form standards sub-committee to manage referrals from the Standards Committee for litigation, fines, and liens after standards attempted resolution, and that such members do not have to be trustees. Motion seconded and carried by general consensus.

GOVERNANCE AND STRUCTURAL REVIEW:

Chris led discussion of these topics: 1.) should trustees make an FHHO contribution as a membership eligibility requirement, 2.) the right of beneficiary of trust to vote, 3.) voting, balloting, scheduling considerations using most recent trustee election as a procedural model, 4.) the effects of non-contributing homeowners, 5.) the importance and methods of informing home owners of the benefits of contributions, 6.) dues versus donations as related to covenants within a deed, 7.) the implications of the limitations of the deed covenants, 8.) the effect of the historical housing decline on standards.

Off topic comments were redirected towards above topics.

The discussion included the benefit to continue these topics in greater depth at future scheduled trustee meetings.

The discussion of trustee eligibility included 1.) the management of homeowners who missed deadline for inclusion on trustee ballot, 2.) the process to replace an appointed trustee who resigns, 3.) the importance of applying consistency of eligibility requirements, and 4.) the current quantity of trustee positions and how to modify.

Action- Motion to defer to nominating committee the matter of trustee eligibility in areas of missed deadlines for inclusion on ballot and number of trustees positions. This included the eligibility of Jeff King and Melissa Carr. This motion was seconded and approved by general consensus.

Chris deferred topic of Glynn Road homeowners FHHO membership status ambiguity as topic for a future trustee structural topic meeting. A trustee from the floor raised the discussion of the same and time was given to that trustee. The topic was then deferred.

Chris raised the last subject concerning eligibility of a homeowner who was not placed on trustee nomination ballot due to an unpaid fine and this topic was deferred to the nominating committee.

A motion was made to adjourn at 9:03 pm, seconded and carried by general consensus.



Sharon Leary, Secretary

Board of Trustees Meeting Attendees for 6-25-2017

8 ABSENT TRUSTEES:

40 TRUSTEE ATTENDEES:

1. • Bennanaye Brooks - *Lee Road*
2. • Lee Barbee, *Hereford*
3. • Robert Cameron - *Blackmore Road*
4. • Dyeatra Carter-Williams - *Mt. Vernon Boulevard*
5. • Judy Charlick - *Eastwick Drive*
6. • Eda Daniel - *Brewster Road*
7. • Kristen Fragassi - *Blackmore Road*
8. • Martin Golnick - *Chelsea Drive*
9. • Pete Grebus - *Monticello Boulevard*
10. • Mary Hall - *Rumson Road*
11. • Hattie Helm - *Forest Hills Boulevard*
12. • Chris Hubbert - *Rumson Road*
13. • Fernando John - *Newbury Drive*
14. • Les Jones - *Chelsea Drive*
15. • Pamela King - *Brandon Road*
16. • Donna Kolb - *Rumson Road*
17. • John Langner - *Blackmore Road*
18. • Sharon Leary - *Newbury Drive*
19. • Hester Lewellen - *Eastwick Drive*
20. • Kate Lewis - *Kew Road*
21. • McMurray, David - *Blackmore Road*
22. • Mace Mentch - *Chelsea Drive*
23. • Jan Milic - *Chelsea Drive*
24. • Richard O'Donnell - *Blackmore Road*
25. • Trina Prufer - *Brewster Road*
26. • Fiona Reilly - *Blackmore Road*
27. • Mike Reilly - *Blackmore Road*
28. • Frank Ricchi - *Mt. Vernon Boulevard*
29. • Clark Rice - *Chelsea Drive*
30. • Mary Rice - *Monticello Boulevard*
31. • Ronald Ross - *Glynn Road*
32. • Anthony Rupcic - *Seaton Road*
33. • Gerald Saidel - *Chelsea Drive*
34. • Jim Simpson - *Burlington Road*
35. • Eileen Smotzer - *Rutherford Road*
36. • Kenneth Tench - *Westover Road*
37. • David Ward - *Hollister Road*
38. • Catherine Wells - *Glynn Road*
39. • Mike Wells - *Glynn Road*
40. • Nate Wright - *Monticello Boulevard*

1. Dorothy Broz - *Mayfield Road*
2. Marsha Cappy - *Fenemore Road*
3. Sue Kenney - *Mt. Vernon Boulevard*
4. Sandra Morgan - *Henley Road*
5. Matthieu Ramsey - *Brewster Road*
6. Dale Rothenberger - *Newbury Drive*
7. Peter Schofield - *Mt. Vernon Boulevard*
8. Rosanna Sprague - *Burlington Road*

3 HOME OWNER ATTENDEES:

1. Richardson, Sharon
2. Richardson, David
3. King, Jeff

Registration signatures are on file.