

FOREST HILL ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 12, 2015

The directors of the Forest Hill Association held the Forest Hill Board of Director's meeting on January 12, 2015 at the Forest Hill Clubhouse at 381 Magellan Ave. The meeting began at 7:00pm and ended at 8:35pm.

**1. Notice:**

A copy of the notice of the meeting, sent on January 5, 2015 to each director via email is attached.

**2. Quorum:**

The following directors, constituting a quorum, were present: Mark Watts, Kathe Farrell, Diane Wara, David Aldrich, Thomas Cooke, Eric Buonassisi. Director Warren Krauss was not present.

**3. Actions Taken:**

The minutes of the Forest Hill Board of Directors' meeting held on November 10, 2014 were asked to be amended by Director Tom Cooke with a comment from Director Warren Krauss, not present at the last meeting. At the last meeting Tom Cooke read Warren Krauss's proxy to vote no on the assessment increase. The Board approved this amendment to the board meetings and approved the November 10, 2014 meeting minutes with this amendment.

**A. The directors took the following actions:**

- a. Motion to approve the treasurer's report. Watts, Farrell, Wara, Aldrich, Cooke approve the treasurer's report. Treasurer's report approved.
- b. Motion to approve Inspector of Elections nominee, Peter Scwatz was approved by all board members present.
- c. Motion to approve moving \$6,600 from the professional budget to the landscaping budget.

**B. 2015 Inspector of Elections certification**

Mark Watts suggested to the FHA Board that Peter Schwartz be appointed the 2015 Inspector of Elections. Board unanimously approved to appoint Peter Schwartz.

**C. Treasurer's Report:**

Eric Buonassisi presented the treasurer report for the month of November and December. Highlights are in the attached document.

Motion to approve the treasurer's report. Watts, Farrell, Wara, Aldrich, Cooke approve the treasurer's report. Treasurer's report approved.

**D. Finance Committee Report:**

No motion or action items recorded.

**E. Activities Committee:**

1. Tom Cooke announced Easter Egg Hunt will be Sunday, March 29<sup>th</sup> from 12-2pm.
2. The Lunar New Year Celebration will be Sunday, March 8<sup>th</sup> at 2pm.

**F. Architectural Review:**

Homeowner Donna Haines, at 10 Linares stated she is building a 3 room addition to the back of her home. Architectural Review committee met and unanimously approved. No Motions or Action Items recorded

**G. Clubhouse Rental Update:**

- Janette Najar presented a summary of rental contracts. See attached document.
- Below are the rental statistics since the last Board Meeting in November. In the last month, (29) new contracts have been received and the Clubhouse has been shown to 65 potential renters. The 29 new contracts total \$52,500 with 31% being rented by members, 44% rented by members sponsoring non-members, and 69% rented by non-members.
- 2014 statistics:

67 Total Contracts for calendar 2014 is <b>\$79,550</b>	41 members	61% members
	26 nonmember	39% non member

<b>2014 Fiscal year actual:</b>	<b>\$87,600</b>
Projection for 2014 Fiscal year budget	\$66,400

**H. Communications/Newsletter:**

No motion or action items recorded.

**I. Infrastructure:**

No motion or action items recorded.

**J. Legal & Governance:**

Articles due by the 16<sup>th</sup> of January.

No motion or action items.

**K. Trees and Landscape:**

1. Diane stated that a large pine at 29 Mendosa landed on a car and destroyed it. Homeowner is using their own insurance and being extremely agreeable. Diane got the city to remove the tree and has the understanding that the city will remove a tree if the tree blocks the street or sidewalk. Contacting the city saved \$7-\$9K by having the city remove the tree.
2. The budget is \$24,600 to prune trees and Diane needs an additional \$10K to prune additional trees. Directors voted unanimously to move \$6,600 from the professional budget to the landscaping budget.

**L. Garden Club:** No motion or action items recorded.

- Pansy Waller stated they had a successful Holiday Party with 78 guests. Their next event will be January 19<sup>th</sup> in which they will have a curator.

**M. Friends of Forest Hill**

No motion or action items.

**N. West of Twin Peaks:**

No motion or action items recorded.

**O. Discussion whether to amend by-laws to increase term limits for FHA Board members was discussed.**

Current FHA Board term in 1 year and discussion was had whether to increase to 2 years and whether to have rotating terms. Articles of Incorporation states the FHA needs 50% of the FHA to vote to approve this change. Discussion was had whether to add this vote along with the ballot in March.

Tom suggested he speak with Warren to find a lawyer to help decide whether the Articles of Incorporation need to be changed or whether the FHA Board can vote to change without the approval of the entire FHA.

**P. Discussion re: lot size revision was discussed.** Eric B., Barney D. and Harold Wright to meet with City Officials to determine next steps.

Respectfully submitted,

Janette Najar

**New Action Items**

Action	Who's Responsible
1. <b>Tom Cooke to speak with Warren Krauss about amending bylaws or Articles of Incorporation to change FHA Board term from 1 year to 2 year.</b>	<b>Tom Cooke</b>
2. <b>Eric B., Barney D., Harold Wright to meet with city officials to understand lot size calculations.</b>	<b>Eric B.</b>