
Cleveland Restoration Society

BOARD OF TRUSTEES

Meeting Minutes

Sara Benedict House
Cleveland, Ohio

Tuesday, March 17, 2015

All exhibits and attachments referenced herein are on file in the CRS office and are available upon request.

Trustees in Attendance

Robert Borsh
Richard Cline
Michael Cummins
Susan Delaney
Greg Frost
Dale Hilton
Anthony Hiti

Douglas Hoffman
Scott Holbrook
William Hubbard
Joseph Marinucci
Dana Noel
Mark Pettigrew
J. Gordon Priemer

Stephanie Ryberg-Webster
Bill Saltzman
Jonathan Sandvick
Robert Weeks
Debra Wilson

- I. Call to Order – Mike Cummins, Chair of the Board
 - a. Michael Cummings requested approval of the minutes of the January 2015 Board meeting. They were unanimously approved by the Board.
 - b. Community Luncheon was successful and very well received. Joe Marinucci was thanked and congratulated for a great presentation.

- II. Treasurer’s report. Mark Pettigrew, Treasurer & Honorary Life Trustee and Ann Bish, Finance & Business Manager provided a summary of the 2014 final financial results. We missed our budget by only \$165. Total income was \$65,295 over budget. We were above budget by \$99,069 in operating revenue, including annual fund higher than expected, technical assistance fees, escrow fees, CRS benefit, Legacy City Budget, which was offset by less than anticipated membership dues. We also received \$33,046 less in private grants than was anticipated. Total expenses were \$65,129 more than budgeted. That included higher than budgeted staffing expenses (two additional full time hires), direct costs, and property related expenses.

Ann and Mark also provided a summary of the 2014 Audited Financial Statement. Joe Marinucci moved to approve the audit, which was seconded by Doug Hoffman and approved unanimously by the Board.

- III. Status of Courtland House Receivership
 - a. Scott Holbrook summarized the legal status of the receivership. The property will likely have to go through foreclosure because the roofer has a lien that he is unwilling to discharge. Shaker Heights will spearhead the foreclosure, but the foreclosure could take six to eighteen months to complete. The Board brainstormed alternatives to remove the lien and avoid foreclosure.
 - b. Dana Noel summarized the status of the stabilization. A budget to get it rehab ready was originally set at \$150,000. After bidding and review of the scope and line items, the new budget is \$116,000

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and has been further reduced by changing the scope significantly by deleting the copper gutters. Aluminum gutters will be installed temporarily and the new owners will be responsible for the gutters. Exterior masonry repairs will be done *pro bono* through Steve Coon. To date, some demolition has taken place and temporary heat has been added. Phase II will take another month or so and will include: completion of slate roof; minor window repair; window grates; exterior handrail on back stairs; interior stair repair; exterior stucco repair; minor tuck pointing; and exterior cleanup to dress up the lot.

- c. The Board recommended that we seek an appeal on the property taxes given the abatement.
 - d. The next Board Meeting will be at the Courtland House.
- IV. Nominating & Trustees Committee. Gordon Priemer provided an update on the status of the Nomination Committee. The Board is very active and we want the Board to remain active, which has shown in our results. If anyone knows of a good candidate, they are to let Gordon know. We are looking for five to eight new Trustees.
 - V. Celebration of Preservation Awards Program. Bill Hubbard provided an update on the work of the Celebration of Preservation Awards jury and reminded the Board that the awards will be held May 28, 2015 at the Allen Theater.
 - VI. The Board brainstormed on possible locations for the 2016 Benefit, which would be held in September or October. Suggestions included the Huntington Bank lobby, the Kimpton Hotel, and Drury Hotel tour and dinner at Calfee. Volunteers for the committee are needed.
 - VII. Beer and Brats will be held June 12.
 - VIII. Doug Hoffman provided a summary of the work of the Sacred Landmarks Support Initiative. They are starting to work with eight historically significant sites.
 - IX. The meeting was adjourned at 6:00.

Minutes respectfully submitted by Bill Hubbard, Board Secretary.