

**East Price Hill Improvement Association (EPHIA)**

February 12, 2024 @ 6:30 p.m.

[www.ephia.org](http://www.ephia.org)

**BOARD MEETING MINUTES**

**Call to Order, Roll Call**

**Present**

President – Amber Kassem  
Recording Secretary - Jamie Rouff  
Treasurer - John Ridder  
Membership Officer - Rhonda Groeschel  
Director - Camri Nelson  
Director - Rhonda Groeschel  
Trustee - Eric Buhrer  
Trustee - Tom Gamel

**Excused**

**Absent**

Corresponding Secretary - Rosmery Ventura

**Vacancies**

Vice President  
Director  
Director  
Director  
Director  
Director  
Trustee

1. **December 18, 2023 Meeting Minutes:** Eric, Rhonda
2. **Communications:** #Total: \_\_\_\_\_ #In: \_\_\_\_\_ #Out: \_\_\_\_\_ Checks: \$ \_\_\_\_\_  
Bills: \$ \_\_\_\_\_ No report, John should have received a Duke bill, but didn't get it.
3. **Treasurer's Report:** \$27,062.39 Motion: Tom Second: Tom Motion: Carries
4. **Receipt of Bills:** Motion: Eric Second: Jamie Result: Carries
  - a. \$12.72 To: GCWW For: Warsaw/Wilder Gateway
  - b. \$8.80 To: GCWW For: Warsaw/Glenway Gateway
  - c. \$10.15 To: GCWW For: Mt. Hope Gateway
  - d. \$ \_\_\_\_\_ To: Duke (two mos.) For: Warsaw/Wilder Gateway
  - e. \$ \_\_\_\_\_ To: \_\_\_\_\_ For: Meter/Line Repair Mt. Hope
  - f. \$120.00 To: Cincinnati Storage For: Monthly storage unit
  - g. \$ \_\_\_\_\_ To: \_\_\_\_\_ For: \_\_\_\_\_

h.\$100 \_\_\_\_\_ To: Backflow test \_\_\_\_\_ For: Wilder/Warsaw Gateway \_\_\_\_\_

**5. Membership Report: #New: 11 #Active: 88 5 new members in Jan.2024**

**Motion to approve membership report: Eric, Tom Result: Approved.**

**6. Old Business & Projects**

a.

**7. New Business**

- a. Jan Michele will be attending the February meeting for roughly 15 minutes due to issues related to quality of life on the West Side after receiving a lot of complaints/comments. Discuss strategies for improvement especially regarding litter. Amber's goal is to possibly have a town hall with all west side neighborhoods.
- b. Amber has been taking a look at Wild Apricot to change the subscription to January 1st from November 15th - November 2027 is the 3rd Sunday of the month and could cause additional issues.
  - i. John concern regarding Wild Apricot - it says that someone submitted a payment, but doesn't show the name of who paid. John will go into Affin pay. Amber does have the password.
  - ii. Amber and Jeff (Mt. Adams) are attempting to gather other community members to (review excel notes)
- c. Amber has made some website updates to make it more user friendly. Don't forget to send in a picture!
- d. Amber provided updates on the upcoming KCB Award Ceremony - Sunday, 02/25/24  
📍 Woodward Theater | Weddings & Events Hall . Jamie nominated the Resident Curriculum for the Golden Glove.
- e. Discussion regarding the NSP 2023 Final Report and deadline to submit a proposal for the next committee review 02/20.
- f. Amber was nominated for Homebase "Outstanding Volunteer" would like for EPHIA to cover half the dinner ticket. Rhonda, Tom, Result: Passes
- g. Mike Grote is interested in being on the board. Motion to accept Mike Grote as a board member: Eric, Second: John
  - i. Discussion: Amber met him during this meeting and discussed his interest in being on the board, He lives in the neighborhood and has been to two meetings this year, member since April 2022, Would be sworn in as a director in February Meeting.
- h. Eric asked about Sheila becoming a trustee. Eric Motion for someone to speak with Sheila about becoming a trustee or should the board move on, Amber stated that Sheila feels she doesn't have a lot of energy outside of the Business Alliance. Second: Tom, Result: Eric volunteered to do that by March board meeting. If she is not interested in becoming a Trustee it would be time to remove her access at that time.
- i. Report - Amber is on the Local School Decision making committee (LSDMC) once a month Amber attends those meetings and PTO meetings. Amber is doing this work as the president of EPHIA. Santa Maria has a rep and other community representatives.
  - i. Brooke Lipscomb wants to be apart of the Rock the Block in the spring, but not much movement.

- ii. 10 - 12 students funding was raised for Camp Joy - the funding is still there with the goal to put back to Rees E. Price for students.
  - iii. Still no Spanish speaking school officials (mental health, social workers) - huge concern because 40% of the students/families are ESL. Amber has been speaking with UC regarding this concern.
- j. NBDSF needs to be filled out in a board meeting (general contact information). Needs to be voted on with "all resident member vote" on 02/19 and goes to committee in March. \$3750 for 2024 (Flower Pot program).
  - i. Would benefit from having outside donations, work with Business Alliance (next meeting coming up soon) due to not having enough funds/other neighborhoods don't need to use the NBDSF funds, roughly 20 flower pots total now at \$330 (\$6,600 per year), but will be short due to increase, PHW also has inventory
  - ii. Discussion regarding the Business Alliance and concerns businesses not being invited (outside of PHW businesses).

Eric - Motion to use NSP funds for a course on Robert's Rules of Order, but after communicating with Rhonda get costs together and there are lots of different options/costs, Eric would like to kick it to the by-laws committee and call it parliamentary discover, Amber, Eric and Tom will be on the bi-laws committee. Tom will be in charge of a meeting to address parliamentary discovery.

Eric - Motion would like for the policies and by-laws to be maintained by the recording secretary, update the language, Tom motion to have it go to the By-Laws committee to hatch it out further and table it, Second: Rhonda, Results: Approved.

Don's report (Housing and Economic Development Committee):

-Don started looking at the amount of complaints and responses, "what's the process and what do we have to do." How can we effectively manage the complaints and work with them? Don had a large meeting with Ed Cunningham, creating an excel spreadsheet and a listing of all of the properties and owners within East Price Hill and if they had violations or not, rate what properties have the highest complaints, work in conjunction on a monthly basis. Starting to have discussions with community businesses about joining EPHIA and how to make us more effective through programs, example Bomb Cat Salon.

-Connected Communities is doing engagements to discuss population density. Mayor asked if we would be interested in having a table at the connected communities, by March meeting we have a recommendation for a formal position by Housing and Economic Development - home ownership has also been the position of EPHIA. Don recommends caution by having a table at the Mayor's Connected Communities event so we are not saying that we are in agreement with this.

Don's observation having police, probation, fire, scaring new members with reports. Maybe have social opportunities?

## 8. Announcements

- a. The next regular board meeting will be **February 12th** via Zoom/in-person.
- b. The next general meeting will be **January 15th 6:30 p.m. @** ARCO.

9. **Adjournment:** **Motion:** Tom **Second:** Rhonda **Result:** Carries