

Slocan Valley Seniors Housing Society  
Meeting of the Board of Directors

Monday, December 12, 2016

Present: Eric Clough, Sally Mackenzie, Rita Moir, Ruth Hackett, Paul Wilkinson, Don Currie, Wilf Rimmer, Mabel Kabatoff

Regrets: Willie Harasemow, Lynnda Moore, Sue Harder, Penny Tees, Tamara Smith,  
Fundraiser/Co-ordination for the Slocan Project  
Guests present: Barb Metcalfe, Jim MacKinnon

Meeting called to order at 6:00 pm

1. Agenda - M/S Wilf/Don that the agenda be approved. CARRIED.
2. Minutes of the meeting November 21st, 2016 - M/S Wilf/Sally that the regular and in-camera minutes be approved. CARRIED.
3. Financial Reports - Sally presented statements for October 2016 and November 2016. M/S Sally/Wilf that financial reports be approved. CARRIED.

Highlights Financial Committee:

- A) Tamara's contract has been extended and Eric will work on the wording of the contract.
- B). Mortgage - There was discussion that documents be prepared and sent to local credit unions and banks requesting mortgage proposals. It was felt that in the end probably the best rate will come from BC Housing.

4. Admin Report - M/S Sally/Paul that the Admin report be received. CARRIED.

5. SLOCAN PROJECT

- A) It was to be noted in the Minutes that we have received approval for a grant of \$500,000 from BC Housing for the Slocan Project. CBT is continuing to view our project favourably.
- B) We have applied for \$5,000 from Heritage Credit Union for heat pump, \$15,000 seed money for consultants from CMHC, and \$25,000 is in the Village of Slocan budget and they are considering another \$10,000-\$15,000.
- C) We have not applied to Kootenay Savings or Nelson and District Credit Unions. Wilf suggested we ask HCU to co-ordinate with the other credit unions on a joint grant.
- D) Eric reported that the site surveys are finished and the information has gone to the lawyer. The lawyer is not able to do all the work pro bono but will charge at half fee.
- E) M/S Wilf/Mabel that the project managers be given authority to hire a qualified job superintendent and that the project managers with the input of the job superintendent select and hire qualified craftspeople to perform the work to be done by our own forces. Job equity and local hire must be considered as part of the selection process. CARRIED.
- F) Job Procurement Policy - Board members were asked to go through the procurement document and to give comments to Eric and Paul. Eric will work on language for a hiring advertisement.
- G) Eligibility- we do not have any guidelines from BC Housing. Eric will ask if they have any.

## 6. PASSMORE LODGE

- A) Carport roof is finished. Work was done by Darrin Berg.
- B) There is money for more repairs and maintenance.
- C) The December 4th Social was very successful. It was suggested that another time garden volunteers, etc be invited.
- D) Nothing to report on Market Rent review.
- E) BCNPHA Energy audit proceeding.
- F) Tenant Liaison Committee will next meet in late January or early February.
- G) It was agreed that we have limited resources from Dot Day and that we will not accommodate Carey for a private commercial hair salon.
- H) Nora has not heard anything more about the TEETH proposal.
- I) There will be a fire drill on Tuesday, December 13th at 7:15 pm and Ruth will attend.
- J). Personnel Committee - We need to do the annual Partnership Performance Review.

## 7. SOCIETY BUSINESS

- A) Penny, Sally and Ruth have not yet met as Societies Act workshop committee.
- B) Board Policy Manuals are almost ready. Tenant Policy handbooks have gone out.
- C) Board Retreat - Village of Slocan is ok with our retreat at Municipal Offices on Sunday, January 29th from 10 am to 3 pm. Possible topics of discussion: assessment of board members and their time commitments; plans for the upcoming year; procurement policy; eligibility; review of skill sets and what skills we might like in future recruitment of board members. Ruth and hopefully Penny will co-chair with input from Wilf.
- D) Governance review is on track.
- E) Year end report to members is complete with a good layout.
- F) Wilf will extract from the year end newsletter to update website on the Slocan Project. Tamara is updating Facebook. It was M/S Wilf/Ruth that Wilf arrange 10 more svhousing email addresses with maximum cost of \$300. CARRIED. Money to come from SVEDC.
- G) Next meeting Monday, January 16th at 6:00 pm.
- H) Ruth reported that she has not yet spoken with Barb Metcalfe, Jim MacKinnon and Glen Harper regarding workshops on Representation Agreements. Penny's CBAL committee was interested in being involved and the board reiterated its commitment.

8. IN CAMERA - The board moved in camera to discuss confidential matters.

9. ADJOURNMENT - the meeting adjourned at 8:30 pm.

NEXT MEETING JANUARY 16, 2017