

**Slocan Valley Seniors Housing Society
Meeting of the Board of Directors**

Monday, February 19, 2018

Present: Rita Moir, Ruth Hackett, Sue Harder, Wilf Rimmer, Paul Wilkinson, Lynnda Moore
Penny Tees, Sally Mackenzie, Merina Matthew, Huguette Marr

Regrets: Willie Harasemow, Mabel Kabatoff

Guests present: Tamara Smith (for the discussions on the Slocan project)

Meeting called to order at 6:05pm

- 1. Agenda** - *Moved by Lynnda, seconded by Sue, that the agenda be approved with the addition of unit inspections, SV Community Legacy Society Volunteer Appreciation event, and one in-camera item. CARRIED.*
- 2. Minutes of the meeting January 16, 2018** - *Moved by Merina, seconded by Huguette, that the minutes be approved as circulated. CARRIED*

3. Financial Reports

Sally presented the reports, noting that revenues are higher than budgeted due to the increased rent for the low-end market units. \$2500 for the septic system costs has been approved for coverage under the replacement reserve and has not yet been applied. The high snow plowing costs for January were noted. *Moved by Sally, seconded by Merina, that the financial reports be accepted as presented. CARRIED*

- 4. Admin Report** – The report was reviewed. Rita will clarify with Nora that it is to be a board member to accompany her on the unit inspections. Safety and health concerns re independent living will be predominant for the inspections, plus basic maintenance items (plumbing, oven fans, etc.) Merina is willing to help, but will be away for a while.

The board will set aside time to discuss independent living in more detail. Questions include: How long can tenants stay? What supports are available? What are the processes and who makes the decision regarding ending a tenancy due to inability to live independently?

The board discussed privacy fencing and the request for gates. *Moved by Sally, seconded by Merina that new privacy fencing will not include gates. WITHDRAWN.*

Moved by Wilf, seconded by Merina, that the board do a walk-around prior to the April meeting to identify issues regarding gates and privacy fencing, with an aim to replace the fencing in the fall. CARRIED

Moved by Lynnda, seconded by Sue, that the Admin report be received. CARRIED

5. Business Arising

Slocan Project

- Update** – Many applications have been taken, with 5 returned so far. Pets and storage are the main items that there are questions about. Eric is willing to design storage sheds that would fit on the patios, but they would have to be funded by the tenants.

We would need to ensure consistent look and quality, which could be done by approving several contractors who could build sheds according to pre-approved plans. Darren will resume construction before long, after taking a winter break. Tamara will work on the whole budget, working in the pro-bono contributions, etc., so we can see a more complete budget-to-date status. She is still pursuing whether or not gutters will be required.

- **Application to BCH for Phase II of Slocan project** - This has been submitted, and we are hopeful for an early decision.
- **Publicity/webpage/facebook** – Rita’s press release was in the last Valley Voice, and has generated some inquiries. Wilf will post it to the webpage.
- **Project Name** – The board considered a number of possible names for the Slocan project, and recognized the importance of identifying the location in the name. Recognition of the historical name of the Village was also valued *Moved by Sally, seconded by Merina, that the Slocan Affordable housing project be named Slocan City Suites. CARRIED*
- **Eligibility Committee** – The committee set the first soft “deadline” of May 15th for applications to be received, so interviews and selection can be completed shortly after. The committee has mostly completed its work and will provide tools for the selection committee to use.
- **Policy Committee** – Ruth, Sally and Huguette have gone through the policy book to determine which policies need new drafts to apply to Slocan. The larger committee will now review the drafts that have been developed. The final drafts will come to the board for review and approval.
- **Marijuana policy committee** – The committee met and reviewed considerable information that has been gathered. There will be federal and provincial parameters on medicinal and recreational cannabis. Matters that may affect us and require policy include smoking or vaping, growing, and processing. Insurance interests are not yet defined but may have impact on us. More clarity is needed before proceeding with policy decisions.
- **Meeting with Slocan Mayor Jessica Lunn** – The meeting on January 22nd with the Mayor and CAO Michelle Gordon was attended by Rita, Eric, and Lynnda. It included updates and discussion on the Slocan Project, including the phase 2 expression of interest.

Note: Tamara left after the Slocan discussion.

Passmore Lodge

- **CBT Retrofit grant** – A conference call with the head person at Standard in Montreal confirmed that would make it right at no cost to us. BCNPHA and Dale Norman were also on the call with us.
- **New retrofit application** – Nora has submitted the next Expression of Interest for further retrofits.
- **Repairs and maintenance** – Next year will mark 20 years since Passmore Lodge opened, so we can expect there will be a number of items that will need upgrades or repairs. The skylight replacement will require damage repairs, moisture tests in the ceiling, and painting in the common area.

Society business

- **Board Retreat** – This was set for April 14th or 21st (depending on when the Area H Dot Day for the CIP is). Lynnnda will check to see if the Village Office is available. Board succession will be considered, and other items that may be identified. At the next meeting, we need a commitment from one or more directors to plan, coordinate and facilitate the day.

6. In-Camera – The board moved in camera to discuss confidential matters.

Decision brought forward to the public meeting:

Moved by Huguette, seconded by Merina, that the septic system costs and actions be moved into the regular meeting, and be recorded in the minutes. CARRIED

Since 2007, \$14,637 have been spent on the septic system, with the vast majority of that in 2013-present, as follows:

2007-2008	\$444
2008-2009	330
2009-2010	330
2010-2011	0
2011-2012	0
2012-2013	0
2013-2014	2200
2014-2015	1413
2015-2016	94
2016-2017	1721
2017-2018	8105

Actions have included refurbishing of the septic drain field, an aerator, and a new lid. The board is committed to resolving the odour issues and will seek further professional opinions. We are pursuing the possibility of a cannafilter charcoal filter to help eliminate odours.

7. Adjournment – The meeting adjourned at 9:00 pm.

Next Meeting: March 19th 6:00pm

Future agenda items:

- SVCLS Volunteer Appreciation event on April 15th
- Discussion on independent living
- Gates on privacy fencing

Rita Moir

President

Penny Tees

Secretary