

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

Monday, September 20, 2018

Present: Rita Moir, Lynnda Moore, Penny Tees, Mabel Kabatoff, Ruth Hackett, Sue Harder, Sally Mackenzie, Joanne Feenstra, Merina Matthew, Wilf Rimmer, Huguette Marr

Regrets: Paul Wilkinson

Guests present: Tamara Smith and Eric Clough (for the discussion on the Slocan project)

Meeting called to order at 6:10pm

1. **Agenda** - *Moved by Huguette, seconded by Sue, that the agenda be approved with the addition of one in-camera item. CARRIED.*
2. **Approval of Minutes** - *Moved by Wilf, seconded by Sally, that the regular minutes of August 20, 2018 and the E-vote minutes of August 27, 2018 be approved. CARRIED*
3. **Slocan City Suites**
 - **Update**– Tamara and Eric updated the board on the busy month. Fortis won't have the power on until October. The occupancy permit may be signed off subject to the electrical. Battery lights can be used for the grand opening. There is lots going on and the quality of the work is good. The monthly site meetings identify many challenges and details that Eric and Tamara then work through with the contractor. There are cost overages in a number of areas, but the total amount is in considerable flux, along with requests for various extras from the contractor. The unresolved CRA GST status complicates the financial forecasting. We will be in discussion with BCH and possibly CBT about how we can address the cost over-runs.
Rents need to be firmed up to be ready for the tenancy agreement signing and occupancy. *Moved by Wilf, seconded by Merina, that the rents be set at a minimum of \$550 for studios, \$675 for the one-bedrooms, and \$765 for the two-bedrooms, with an additional \$50 for an extra person in a one-bedroom unit or a 3rd person in a two bedroom unit. CARRIED*
 - **Site showings** - Kelvin Saldern, the CBT manager of community relations for our area toured the site with Rita. Merina met with Dick Cannings in Slocan and showed him the site. Sally joined his rail trail bike ride from Winlaw to Crescent Valley, so was able to raise the CRA issues with him. Both Kelvin and Dick were impressed with the project.
 - **Grand Opening Plans** – Details for the event were reviewed and tasks assigned. Confirmed speakers include Katrine Conroy, Walter Popoff, Jessica Lunn, Leah Main, Corky Evans, Dawn Anderson and Lydia Kania. Penny reviewed the plans for the AGM.
4. **Financial Reports & Business**

Sally presented the monthly reports. She is setting up the credit union accounts for the SCS, with separate tracking for operations, replacement reserve, and tenant deposits. *Moved by Sally, seconded by Sue, that the financial reports be accepted as presented. CARRIED*

Sally reported that the audit bill is very high (15,750 including 6500 for SCS). Later audits, if continued, would be less once the construction is complete. *Moved by Wilf, seconded by*

Sue that we pay the audit bill and inquire what a normal audit cost would be in the future.
CARRIED

5. **Admin Report** – The report was reviewed. *Moved by Sue, seconded by Joanne, that the new memberships for Joanne and Chuck Chatten be approved for the 2018-19 year. CARRIED*
Moved by Lynnda, seconded by Merina, that the Admin report be accepted. CARRIED

6. **Passmore Lodge**

- **Fencing** – deferred til next meeting
- **Lighting and septic** – covered in the admin report (ongoing).
- **Skylight** – Skylight and siding have been ordered. Work will be done in early October.

7. **Society business**

- **New Bookkeeper** – Wilf, Sue, Sally and Merina interviewed three candidates for the position. Leah Axelson has been hired.
- **CRA re GST** – No resolve. It is still on the shelf at CRA. Sally sent a letter to Dick Cannings with the details, and will raise it at the RENT conference.
- **Board Development Committee** – Wilf gave an update from the nominating committee. *Moved by Wilf, seconded by Joanne, that the Board endorse the candidate recommendations of the nominating committee, for 2-year terms: Sally, Rita, Huguette, Joanne, Sue and Mabel; for the one-year term: Julian Ross. CARRIED*
A list of possible future candidates will be kept, and a process needs to be developed for sorting and rating candidates for endorsement. A new director's guide with position descriptions of the board and staff will be ready for after the AGM. Board governance courses are available on-line. Directors should contact Wilf if interested.
- **Interior RENT Conference** – Sally, Huguette, Merina and Joanne will attend the conference on September 20th in Kamloops.

8. **In-Camera** – The board moved in-camera for a contractual item.

9. **Adjournment** – The meeting adjourned at 8:20 pm.

Next Meeting: Monday, October 22nd 6:00 pm

Future agenda items: Housing roundtable proposal (after AGM)

Rita Moir
President

Penny Tees
Secretary