

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

Monday, October 22, 2018

Present: Rita Moir, Penny Tees, Julian Ross, Ruth Hackett, Sue Harder, Sally Mackenzie, Joanne Feenstra, Merina Matthew, Wilf Rimmer, Huguette Marr, Paul Wilkinson

Regrets: Mabel Kabatoff

Meeting called to order at 6:05pm

1. **Agenda** - *Moved by Huguette, seconded by Sue, that the agenda be approved including an in-camera session. CARRIED.*
2. **Approval of Minutes** - *Moved by Huguette, seconded by Ruth, that the regular and in-camera minutes of September 17, 2018 be approved. CARRIED The 2018 AGM minutes will be re-circulated for review at the next meeting.*
3. **Slocan City Suites**
 - **Update**– Tamara’s written report was reviewed, noting that we have signed tenancy agreements, the occupancy permit for 703 Hume, and tenants have taken possession of their units, with some already moved in. Some delays overall, but considerable progress.
 - **Grand Opening** – The event was a great success and a real celebration. Press coverage and Facebook photos were swift and positive. Lydia has updated the scrapbook from the Hike for Housing to include the grand opening. It will be shared at the next meeting.
 - **Tenant Selection Committee** – Sally updated the board on recent interviews regarding the disability suite, and an additional application for a partner to join an approved tenant (a co-tenancy).
 - **Policy Committee** – Ruth updated the board on the status of the SCS policies, and asked for approval of those that are completed.
 - *Moved by Ruth, seconded by Merina, Policy 5070 Inter-Tenant Conflict Resolution be approved. CARRIED*
 - *Moved by Ruth, seconded by Sue, that Policy 3530 Unit Inspections be approved. CARRIED, with Wilf abstaining due to the wording with regard to the provision of mediation.*
 - *Moved by Ruth, seconded by Merina, that the Smoke Free and Cannabis Policy be approved. CARRIED*
 - **Presentation to the Village** – Sue has framed the two photos of Lydia and Corky from the Hike for Housing. One will be hung at Passmore Lodge, and the other will be presented to the Village at a Council meeting. Huguette will book a time on the agenda, and she and Merina will present it.
4. **Financial Reports & Business**

Sally presented the monthly reports. It was agreed that Sally would make a 15-minute presentation at the next board meeting to support the director’s understanding of the reports. *Moved by Sally, seconded by Paul, that the financial reports be accepted as presented. CARRIED*

5. **Admin Report** – The report was reviewed. The skylight replacement work was commended. The Executive and Building Committee will meet with Nora on October 30th to review the progress, costs, and timelines for the energy retrofits. *Moved by Penny, seconded by Merina, that the new memberships for Larry Avis, Christa Brakmann, Brenda Elder, Gail Elder, Laara Kapel, Tia Leschke, Keith Newberry, and David Stevenson be approved for the 2018-19 year. CARRIED*
Moved by Ruth, seconded by Julian, that the Admin report be accepted. CARRIED

Passmore Lodge

- **Fencing** – it is not proceeding due to lack of a carpenter.
- **Lighting and septic** – covered in the admin report (ongoing).
- **Skylight** – Complete
- **Gardening Committee** – will meet on October 29th at 10am.

Society business

- **Election of the Executive**
Moved by Wilf, seconded by Ruth, that the current executive continue for the 2018-19 year. CARRIED Current executive includes:
 - Rita Moir, President
 - Paul Wilkinson, 1st Vice President
 - Sue Harder 2nd Vice President
 - Sally MacKenzie, Treasurer
 - Penny Tees, Secretary
- **Committee appointments** – Appointments were made as follows:
 - AGM Planning: Penny, Sue, Joanne
 - Board Development: Wilf, Sally, Joanne, Merina
 - Building: Paul, Rita, Huguette, Sally
 - Cannabis: Paul, Rita, Huguette, Merina, Ruth, Ann Harvey
 - Finance: Sally, Rita, Joanne, Julian, Merina, Wilf
 - Fundraising: Sue, Rita, Paul, Ruth, Merina, Huguette, Mabel, Lynnda Moore
 - Passmore Garden: Sue, Ruth, Julian, Huguette, Lynnda Moore
 - HR: Rita, Joanne, Penny, Merina
 - Policy: Ruth, Penny, Mabel, Sally, Huguette, Rita
 - Slocan Project Steering: Rita, Sally, Paul, Eric, Tamara
 - Social: Sally, Joanne, Merina, Mabel
 - Tenant Selection: Sally, Penny, Mabel, Huguette, staffWilf will update the chart and Penny will send it out with the minutes.
- **New Bookkeeper** – Leah Axelson is doing fine, and Sally is working with her on formats, etc.
- **CRA re GST** – We have received a letter denying municipal status. Sally is expecting that we should have 50% rebate on the construction.

- **Annual Report** – Penny reported that the annual report has been filed for the Society. It was noted that our Directors’ Insurance requires us to report the names of the directors. Penny will ask Nora to do so.
- **Website** – Wilf has updated the website and posted minutes and the constitution and bylaws.
- **Retreat date** – Feb 23rd or 24th were suggested as possible dates. The board development committee will confirm the Village office as a venue and plan the day.
- **Interior RENT Conference** – Sally, Huguette, Merina and Joanne reported on the conference, including sessions on disaster awareness, tenant privacy, harm reduction, funding for new construction, capital planning, diversifying your funding base. Also of note is that most housing providers do reviews, not audits.
- **Remembrance Day Wreath** - The board agreed to contribute a wreath. Merina will follow up with Pat Ashton to confirm cost.
- **Holiday Social** – Saturday, November 24th was set for a holiday social at Passmore Lodge from 1:30-3:30. All tenants (including upcoming tenants at SCS), staff, board and their families will be invited.

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

7. **Adjournment** – The meeting adjourned at 8:50 pm.

Next Meeting: Monday, November 19th 6:00 pm

Future agenda items:

Housing roundtable proposal (after AGM)
 Financial reports presentation by Sally

 Rita Moir
 President

 Penny Tees
 Secretary