

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

Monday, February 19, 2019

Present: Rita Moir, Penny Tees, Julian Ross, Sally Mackenzie, Merina Matthew, Wilf Rimmer, Huguette Marr, Ruth Hackett, Mabel Kabatoff, Sue Harder

Regrets: Paul Wilkinson, Joanne Feenstra

Guests: Tamara Smith, Eric Clough

Meeting called to order at 6:05pm

1. **Agenda** - *Moved by Ruth, seconded by Julian, that the agenda be approved as presented. CARRIED.*

2. **Approval of Minutes** - *Moved by Penny, seconded by Huguette, that the regular and in-camera minutes of January 21, 2019 be approved. CARRIED*

3. **Slocan City Suites**

- **Update** – Substantial completion was done on January 23rd. The holdback is for 55 days from then, and the 10% in lieu of bond is held for 180 days. We will forward any interest on these amounts to the contractor. Deficiencies are being caught and dealt with. The septic smell is persistent, and being tracked down. Tamara is picking up the slack to get these things remedied.
- **Mortgage** – Our interest rate through coast Capital is set at 2.85%, well below what we had built our operating forecasts on.
- **Policy manuals** – Work is continuing. An extension on the CBT grant has been given, til May 30, with final reporting by June 30th.

NOTE: Tamara and Eric left the meeting at this point.

4. **Financial Reports & Business**

Sally presented the financial reports. *Moved by Wilf, seconded by Merina, that the financial reports be accepted as presented. CARRIED*

5. **Admin Report** – The report was reviewed. Rita will let her know that the new maintenance worker will do the recycling.

- *Moved by Penny, seconded by Ruth, that membership for Amanda Rolls be approved. CARRIED*
- *Moved by Joanne, seconded by Merina, that the Admin report be received. CARRIED*

Society business

- **Board Development Committee** – The retreat agenda for February 23rd was reviewed. Three governance policies have been given to the policy committee for

review. A layperson's guide to the directors' liability insurance from 2008 has been located.

- **Tech committee** – Julian reported that the committee met twice and has developed Terms of Reference. The committee is looking at the possibility of having the society acquire a projector for use in public events and at board meetings as needed. The possibility of a Legacy Fund grant was raised. They brought several recommendations forward:
 - *Moved by Merina, seconded by Sally that we renew our email service with GoDaddy for one year, at a cost of \$240. CARRIED.* It was noted that there may be possible savings for free email through Google that we can pursue later.
 - *Moved by Sally, seconded by Merina, that we renew our domain name for a 5-year term. CARRIED* This will cost about \$100.
 - *Moved by Wilf, seconded by Merina that the Terms of Reference for the Tech Committee be accepted. CARRIED*
- **Grant application deadlines** – CIP grant deadline is Feb 28th and the Legacy Fund deadline is March 15th (see later on the agenda)
- **Castlegar Housing Society** – A meeting is upcoming for Friday, March 8th at 2pm at the Lodge.
- **Invitation to Slocan Council** – Our liaison council member, Madeleine Perriere, and Joel Pelletier, Council's lead on their housing committee, will attend our March meeting.
- **CIP Grant application re Outreach** - The CIP grant is being broadened to include the Village of Slocan for the provision of Feldenkrais in Slocan. We are also hoping for support from the Legion.
- **Legacy Society Just Desserts volunteer recognition event** – Rita, Julian, Penny, Wilf and possibly Joanne will attend on April 7th in Silverton.

Passmore Lodge

- **Maintenance position** – Kirsten Klassen has been hired as the maintenance person.
- **Retrofits and funding**– Covered in the Admin report
- **Painting** – More bids are being sought for the interior painting.
- **20th Anniversary Celebration** – Rita, Sue, Penny, Merina and Barb Metcalf will meet on February 1st to begin planning. Discussion ensued regarding an application to the Legacy Fund to support the application, or the option of applying for a projector grant. The planning committee will pursue an application to support the anniversary celebration with the Legacy Fund.
- **New Tenants** – The new tenants are moving in.
- **LEM rents** – Sally provided information on the LEM rents and the need for a decision regarding rent increases for this year for those units. *Moved by Sally, seconded by Julian, that no rent increase be applied this year for the LEM units that are at \$850 or above. CARRIED*

- **Administrator at board meetings starting in March** – We have asked Nora to present information on the upcoming energy retrofits at the March meeting.
- **Kitchen cabinets** – All chains and locks have been removed from the kitchen cabinets.

6. **In-Camera** – The board moved in-camera for personnel and contractual items.

7. **Adjournment** – The meeting adjourned at 8:35 pm.

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

Future Meetings: Monday, April 15th 6:00 pm

Future Meetings: Monday, May 13th 6:00 pm (Note: One week earlier than usual)

Future agenda items:

Housing roundtable proposal

President

Secretary