

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

**Monday, March 19, 2019**

**Present:** Rita Moir, Penny Tees, Sally Mackenzie, Ruth Hackett, Mabel Kabatoff, Sue Harder, Joanne Feenstra, Paul Wilkinson

**Regrets:** Julian Ross, Huguette Marr, Merina Matthew

**Guests:** Nora Lilligren, Tamara Smith, Eric Clough, Madeleine Perriere

**Meeting called to order** at 6:00pm

1. **Agenda** - *Moved by Ruth, seconded by Paul, that the agenda be approved with various additons. CARRIED.*
2. **Approval of Minutes** - *Moved by Ruth, seconded by Sue, that the regular and in-camera minutes of February 21, 2019 be approved. CARRIED*
3. **Slocan City Suites**
  - **Update** – Tamara spoke to her written report, and noted that the last blower tests will be on Thursday, and will trigger the Fortis rebates. *Moved by Ruth, seconded by Mabel, that the Managers report be received.*  
Eric reported that he met as an individual (not representing the Society) with Joel Pelletier, Michelle Gordon and Mayor Lunn about land possibilities for future projects. They are encouraging and prefer mixed housing at this point. Madeleine Perriere noted that we may want to watch the village housing group as they develop, and wait for Council endorsement before committing to involvement. We can be a resource to them, along with Tamara and Eric as independent individuals.

NOTE: Tamara left the meeting at this point, at 6:30pm.

4. **Passmore Lodge**
  - **Admin Report and Presentation by Nora Lilligren** – Nora reported that planning for the energy upgrades is proceeding, and that the first step will be replacement of the electrical panel in April. Surge protectors will be installed in the main electrical room. The second phase will include replacement of the electrical boilers for the in-floor heating, and the last phase will be the HVAC system replacement, including a cold climate heat pump. The full project will cost \$152,000, with most of that coming from BC Housing. Fortis and CBT are smaller funders. Our cost is the GST, and will be \$5,000-6,000 from our replacement reserve.  
A discussion of the request from Tyson Bartel regarding extension of the Feldenkais program noted that our charitable status does not allow us to charge for classes, and that it would need to be on a donation basis. *Moved by Sally, seconded by Joanne, that the Admin report be received. CARRIED*
  - **Maintenance position** – Kersten Classen was in on Thursday, has met with John, and is comfortable and keen to get started.

- **Interior Painting** – The indoor painting will happen after the boiler replacement is completed. Bids are due tomorrow. There have been five viewers, and we expect four bids to come in. Paul, Rita and Sue will attend the opening of the bids.
- **Exterior Paint/stain** – Discussion took place re painting of the outside beams at the entrance to the Lodge. *Moved by Sally, seconded by Joanne, that the Building Committee be authorized to make the necessary decisions and proceed with the external painting. CARRIED*
- **20<sup>th</sup> Anniversary Celebration** – Sue is chairing the committee, and plans are underway for music (the Claybrick Boys are confirmed), food, displays, slide shows and brief speeches. CBT has confirmed a \$250 grant, and we have an application in to the SV Legacy Fund. Requests for grocery donations are being circulated. We will need board members and volunteers to help with set-up and clean-up on July 27<sup>th</sup> for the event. It is scheduled from 2:00pm - 4:00pm.

NOTE: Eric and Madeleine left the meeting at this time, at 7:45pm.

## 5. Financial Reports & Business

Sally presented the financial reports, and noted that our current mortgage for Passmore Lodge is at 3.29% and matures on June 1<sup>st</sup> 20124. In April, the Slocan City Suites operating revenue and expenses will include a comparative statement to the budget.

- *Moved by Sally, seconded by Penny, that the financial reports be accepted as presented. CARRIED*
- *Moved by Sally, seconded by Paul that we apply for two Collabria Visa cards with a total of \$2000 credit limit for our staff members Tamara Smith and Nora Lilligren. Each card will have a \$1000 limit. CARRIED*
- *Moved by Sally, seconded by Ruth, that we apply for a line of credit from the Heritage Credit Union to assist with the cash flow for the Energy Efficiency Retrofit Project. This line of credit would be for \$150,000 and would be discontinued after the project is completed. CARRIED*

Sally will see that we get a final report on the SCS project once all of the costs are finalized.

## Society business

- **Director resignation** - Wilf Rimmer has submitted his written resignation as a director, as of February 25<sup>th</sup>. Penny will file the Change of Director. Wilf is in touch with Sally about transitioning the information he has had.
- **Board Development Committee** – The committee is not meeting until mid April. Their priorities will be a director search and the director’s manual. We will reserve a half hour at the next meeting for discussion to follow up on the retreat, especially the need for a mandate committee if we are to consider broadening our mandate.
- **Hoarding Webinar** – We will offer to pay Tamara and Nora to take the pro-d webinar sponsored by BC Non-Profit housing Association, if they want to.
- **Tech committee** – It takes 2-4 hours per month to maintain the website and deal with email system glitches. It is suggested that we move from a volunteer to paid

position to do this. Tamara will meet with Wilf to see if this is something she can do. The domain name has been renewed. The cost of renewal with GoDaddy is higher than expected.

- *Moved by Sue, seconded by Mabel, that we renew our email service with GoDaddy for one year, at a cost of \$424. CARRIED.*
- *Moved by Sue, seconded by Mabel, that we renew our hosting agreement with Wordpress, at a cost of \$300. CARRIED.*
- **Policy Committee** – The committee is working toward the 30-day consultation period for substantive revisions. Recommended changes to the management of the tenant garden beds to have it coordinated by staff may be controversial. Discussion of possible gates for the privacy fencing did not reach consensus.
- **Castlegar Housing Society** – Ruth, Sally, Rita, Mabel and Penny met with two of their board members on Friday, March 8<sup>th</sup>. Discussion included the importance of public support, the value of the BC Non-Profit Housing Association, and the challenges of older housing, a small board and limited membership involvement.
- **RENT Conference** – the RENT conference will be on Monday, September 9<sup>th</sup> in Kelowna.
- **Invitation to Slocan Council** – Joel Pelletier, Council’s lead on their housing commission, will attend our April meeting.
- **Legacy Society Just Desserts volunteer recognition event** – Rita, Julian, Penny, and Wilf will attend on April 7<sup>th</sup> in Silverton.
- **Library Outreach** – The library outreach will be at Passmore Lodge on Wednesday March 27<sup>th</sup>, from 2:00 – 4:00pm.
- **John’s retirement** – A card and gift certificate has been given to John for his retirement.
- **CIP application with Slocan Village** - Presentation will need to be made with the Village for the extended Feldenkrais classes in Slocan. The date will be set soon.
- **Kootenay Business Magazine** – Rita is sending photos and comments to them to include in an article on the Slocan City Suites.

6. **In-Camera** – No in-camera session was needed.

7. **Adjournment** – The meeting adjourned at 8:45 pm.

**Next Meeting: Monday, April 15<sup>th</sup> 6:00 pm**

**Future Meetings: Monday, May 13<sup>th</sup> 6:00 pm (Note: One week earlier than usual)**

**Future agenda items:**

Housing roundtable proposal

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Rita Moir  
President

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Penny Tees  
Secretary