

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

**Monday, January 16, 2017**

**Present:** Eric Clough, Rita Moir, Willie Harasemow, Ruth Hackett, Lynnda Moore, Sue Harder, Don Currie, Wilf Rimmer, Penny Tees, Mabel Kabatoff

**Regrets:** Paul Wilkinson, Sally Mackenzie

**Guests present:** Tamara Smith (for the discussions on the Slocan project—left at 7:00pm),

**Meeting called to order** at 6:08pm

1. **Agenda** - *Moved by Ruth, seconded by Mabel, that the agenda be approved as presented. CARRIED.*
2. **Minutes of the meeting December 12, 2016** - *Moved by Wilf, seconded by Willie, that the regular and in-camera minutes be approved. CARRIED*
3. **Financial Reports**  
*The statements were reviewed. Moved by Eric, seconded by Sue, that the financial reports be received for information. CARRIED*
4. **Admin Report** – The report was reviewed. The board agreed to sell refreshments at the February 12<sup>th</sup> storytelling event at the Lodge. *Moved by Penny, seconded by Ruth, that the Admin report be received. CARRIED*
5. **Business Arising**  
**Slocan Project**
  - **General Update** – Working drawings are 99% finished. Eric is seeking 3 prices for each part, and they are out for formal estimates now. He’s hoping for a big lumber donation, so that list is not out yet for estimate. We expect to have our total costs identified by the end of the month, which will be critical for confirming the viability of the project.
  - **BC Housing** – Tamara is in almost daily contact with BC Housing, and Eric and Tamara have had a teleconference with the team we are working with. There are some complexities in working with BCH, given that their standard is a fixed price contract, bonded and insured, and our interest in using in-house project managers. If they approve that, Paul and Eric would be in conflict of interest and likely have to step off the board. Alternatively, we may have to hire a project manager, and if so BCH would increase the grant to cover it. The approval process is multi-layered, and the first step is preliminary approval. Final approval with a contract would follow that, which should provide clarity of any long-term expectations from BCH. We are on target with timelines, and still hope to break ground in April.
  - **BC Housing Interest-Free Loan** – We can apply for an interest-free loan from BC Housing for preliminary costs such as permits, legal fees, Tamara’s wages, etc. *Moved by Wilf, seconded by Ruth that application be made to BC Housing for up to 60,000 for an interest-free pre-development loan for the Slocan Housing Project that is repayable only if the project goes forward, and is forgivable if the project is cancelled for any reason; and that the promissory note be vetted by our lawyer prior to signing. CARRIED*

- **Outstanding funding applications -**
  - Slocan Village is considering an additional \$10,000 in their budget to support the housing project. They have already earmarked \$25,000 from the previous two years.
  - The Job Creation program may add a layer of supervision and bureaucracy that would not be desirable.
  - CMHC has confirmed \$15,000 seed money (spend first, then get the money )
  - Wage subsidy may be possible through Work BC
  - CBT is in contact with us; we may be able to get money up front if needed; could be open to a higher grant amount
  - We have requested \$5000 for a heating recovery system from Heritage Credit Union. They want more details. Tamara will be in touch with Corky.
- **Eligibility** – Sue Harder agreed to chair the committee and call the first meeting.
- **Meeting with Slocan Mayor Jessica Lunn** – The meeting is set for January 23<sup>rd</sup> at 1:00pm at the Village Office. Rita, Eric, Tamara, Don or Lynnda, and Penny will attend.
- **Material Donations for the Slocan Project** – Eric, Tamara, Susan Hammond and Marcia Braundy have agreed to be the committee to seek material donations. *Moved by Wilf, seconded by Lynnda that the committee proceed with soliciting donations for the building materials for the Slocan Project. CARRIED*

### Passmore Lodge

- **Repairs and maintenance** – covered in the admin report
- **Tenant Liaison Committee** – will meet in February
- **Fire Drill** – Ruth attended the fire drill on December 13<sup>th</sup>. The fire department clearly used the drill to train their volunteer firefighters. At least one tenant put a note on her door and didn't come out. Others came prepared as requested. Ruth will follow up to see how the fire department felt about the drill.
- **Personnel Committee** – Still need to do the Performance Review survey.

### Society business

- **Societies Act changes** – The committee hasn't met yet.
- **Board Policy Manuals** – These have been completed, and were circulated at the meeting.
- **January 29<sup>th</sup> Board retreat** – The plan for the day was reviewed. Penny will send out the agenda and prompt questions for the first topic, and Lynnda will invite the Village Liaison councilors.
- **Governance Review** - On track with the retreat scheduled.
- **Year End Report to members** – The report written by Rita was sent out in December.
- **Updates to the website** –Purchase of 5 email addresses have been completed. *Moved by Ruth, seconded by Wilf that an additional 5 email addresses be purchased. CARRIED*
- **February meeting** - The date of the next meeting is February 20<sup>th</sup>.
- **Representation Agreements** – Nothing to report.

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

**7. Adjournment** – The meeting adjourned at 8:00 pm.

**Next Meeting: February 20<sup>th</sup> 6:00pm**

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Rita Moir  
President

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Penny Tees  
Secretary