

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

Monday, June 18, 2018

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

Regrets: Huguette Marr

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

Meeting called to order at 6:03pm

Rita opened the meeting with acknowledgment of the long hours and dedicated work that board members, staff and Eric have put in during the last month to support Passmore Lodge and the Slocan City Suites.

Rita also paid tribute to John Braun, a strong supporter of the Society whose memorial service just took place, and to Kenyon McGee, who died this past weekend. Kenyon, the society's first lawyer, helped with the original incorporation documents and land transfer, and was always there to support us and many other community groups.

1. **Agenda** - *Moved by Wilf, seconded by Merina, that the agenda be approved. CARRIED.*
2. **Approval of Minutes** - *Moved by Penny, seconded by Wilf, that the regular and in-camera minutes of May 22, 2018 and the email minutes of June 7, 2018 be approved as circulated. CARRIED*
3. **Financial Reports**
Sally presented the reports and answered all questions. *Moved by Sally, seconded by Merina, that the financial reports be accepted as presented. CARRIED*
4. **Admin Report** – The report was reviewed. Rita noted a follow-up email from Nora regarding problems with the lawn mowers. It was agreed to request Nora to have the required work done by Westside Motors. Eric noted that he is in regular touch with Ted Nunn, but is still waiting for him to come to re-measure for the septic lid. *Moved by Lynnda, seconded by Ruth, that the Admin report be accepted. CARRIED*
5. **Business Arising**
Slocan City Suites
 - **Update** – Tamara and Eric gave an update on the construction, with a written report from Tamara. BC Housing has continued to impose extra requirements throughout the construction. We will push back on their demands to meet step 4 requirements for energy efficiencies, which is not in Darin's contract or our agreement with BC Housing. A site meeting took place on June 12th. Tamara advised that we may want to consider a September 15th occupancy date, rather than the 1st, to give us more leeway if delays occur. We'll need to decide by the next meeting, before signing the tenant leases.
 - **Loan documents** – Rita and Paul have signed the loan documents with BC Housing, following the email vote on June 7th to approve the required resolutions.
 - **Grants for the sprinkler system**–It is looking positive re getting \$5000 from the Heritage Credit Union, and are waiting to hear about our \$2000 request to the Legion..

- **Policy Committee** – Ruth spoke to the next group of policies that have been developed for the Slocan City Suites that are ready for approval. *Moved by Ruth, seconded by Merina that the following policies be approved as circulated:*
 - 2020 Board Conflict of Interest
 - 3010 Board and Staff Confidentiality
 - 3550 Threatening, Abusive or Harassing Behavior
 - 4020 Waitlists
 - 4030 Tenant Involvement in the Society
 - 5010 Emergency and Non-Emergency Access
 - 5050 Grounds Maintenance
 - 5062 Tenant Requested Repairs
 - 5080 Unit Inspections on Move Out
 - 5080A Move Out Info Sheet

CARRIED

- **Tenant Selection committee** – Eighteen interviews are set for July 6th & 7th. Applicants have been given a 2-page policy summary, and floor plans. They will receive a draft agreement and tour of a one or two bedroom unit on the interview day. The reference checks will be completed, and the full committee will re-convene to make the final selections.
- **Marijuana policy committee** – A recommendation was brought to the board for use when cannabis use become legal. *Moved by Merina, seconded by Lynnda that the board direct the policy committee to create policy to reflect the following:*
 - 1) *Prohibit the growing of cannabis inside the units or outside the units on the property of Slocan City Suites.*
 - 2) *Prohibit smoking of cannabis inside the units of Slocan City Suites or within 6 metres of any door, window or air intake of Slocan City Suites.*
 - 3) *Permit vaping and consumption of edible cannabis products in the units and on the property of Slocan City Suites.*

CARRIED

- **Housing Forum in Castlegar** – Eric, Tamara and Huguette attended. Key messages were that there is significant money available for housing, for pre-development and development, but projects need to be at a certain stage, and there is no pre-pre-development money. It was also noted that subsidies may be possible, and there may be more flexibility with mortgages and funding.

Tamara left the meeting at this point, at 7:35pm.

Passmore Lodge

- **Garden Day with the Whole School/ Garden Committee report** – The Whole School students and staff came to the Lodge on June 4th to help the seniors with their gardens and work on the Passmore Lodge grounds. The garden committee joined them.

Sue is willing to take over as garden committee chair after the AGM. The committee reports that there are complaints about the mosquitos and that the pumps are not working in the ponds. BTI can be added to help reduce mosquitos. The committee suggested that the ponds be filled in and replaced with a rock stream to reduce maintenance as well as mosquitos. Eric and Rita explained that the ponds were installed as memorials for two previous board members, and were paid for by their families, so there may be some sensitivity about filling them. Sue will pursue this, and work with Eric and Paul to bring back a proposal.

Eric left the meeting at this point.

- **BC Housing Inspection** – Rita and Paul met with Chris Kim. No issues stood out. He indicated there is capital money available from BCH and we could request some for improvement projects. Sally will work on this.
- **Fencing** – Paul wants us to use 4x6 green posts for the fencing. He will get Nora to move this forward while he is away, to get bids for the project.
- **Septic** – covered in the Admin report
- **Lighting** – progress underway in remediating the incorrect fixtures.
- **Skylight & painting** – Paul will pursue this project when he gets back.
- **Emergency Contact** - Sue and Rita will be the emergency contacts in Paul's absence.

Society business

- **Session on independent living** – The meeting with Jenny Robinson, the Executive director of Nelson Cares, on June 11th was very valuable, with lots of sharing and information. Notes from the meeting were circulated by Rita.
 - **Housing roundtable proposal** – Joanne has followed up with Jenny Robinson, since the meeting. We could ask Mark Brunton with CBT to have them host a regional forum with other housing groups, and could access the small social grants for outreach services. Our board would like an informal, fairly small session with other housing groups. Joanne will pursue this and bring back a proposal.
 - **AGM 2018** – The AGM will be on Thursday September 27 at the Legion in Slocan. Penny, Joanne and Sue will head up the AGM planning. We will consider options for a special event to celebrate the Suites. Rita and Lynnda will join the committee to discuss this.
 - **Interior RENT Conference** – September 20th in Kamloops. Sally, Huguette, Merina and Joanne are interested in going. Rita will ask Nora to draft up a budget of what it would cost, and we can then determine how many delegates we can send.
 - **Board Development Committee – Wilf** reported that the committee has met and is focusing its work on sustainability of a positive, cohesive board. Wilf is updating the committee list and board and staff contact list. He requests that directors forward their info to him. Also forward any prospective board members contact info to Wilf for the committee to follow up with. He presented the committee's draft terms of reference. *Moved by Wilf, seconded by Merina, that the Board Development Committee Terms of Reference be approved. CARRIED.*
 - **Slocan Affordable Housing Committee** – Merina reported that the village owns land that it is willing to use for housing. The group is just at the discussion phase and is seeking any info that would be useful. Ideas were shared with Merina to pass on to them.
 - **Letter to Doran Pearson** – A reply letter has been sent.
6. **In-Camera** – No in-camera session was needed.
7. **Adjournment** – The meeting adjourned at 9:10 pm.

Next Meeting:

Monday, July 16 6:00 pm

Rita Moir

President

Penny Tees

Secretary