

**DRAFT**

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

**Monday, May 13, 2019**

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

**Regrets:** Huguette Marr

**Guests:** Nora Lilligren

**Meeting called to order** at 6:07pm

1. **Agenda** - *Moved by Merina, seconded by Joanne, that the agenda be approved with various additions. CARRIED.*
2. **Approval of Minutes** - *Moved by Penny, seconded by Merina, that the regular minutes of April 15, 2019 be approved. CARRIED*
3. **Slocan City Suites**
  - **Update** – the board reviewed the written report from Tamara.
    - *Moved by Sally, seconded by Joanne, to authorize Tamara to implement a temporary exemption to allow the second cat if an application comes in. CARRIED*
    - *Moved by Julian, seconded by Sue, that the Manager's report be received.*
  - **Report on CBT Presentation** – Rita and Tamara attended the CBT Board of Director's meeting in Kimberley, with a background slide show and discussion of the community and society efforts with the planning, fundraising and building of Slocan City Suites. They were very well received.
4. **Passmore Lodge**
  - **Admin Report and Presentation by Nora Lilligren** – Nora spoke to her written report and provided an update on the retrofit. The cash flow challenges have been addressed by the suggestion from BC Housing that we use our replacement reserve until the reimbursements come. We are on track for the painting to happen in June. The outside fascia will need to be painted before the new eaves troughing is installed, and will need coordination with the contractor for that work.
    - *Moved by Sally, seconded by Merina that the purchase of a Brother MFC-L2720DW Wireless Monochrome Laser 4-in-1 printer, be approved at a cost of \$421.45. CARRIED*
    - *Moved by Sally, seconded by Ruth, that the Admin report be received. CARRIED*
  - **Update from BC Housing portfolio manager** – Chris Kim has sent preliminary approval of special funding to cover the privacy fencing, indoor painting and drywall repair, septic control panel, and eaves troughs.

- **Outreach programs** – Nora will send thank yous to Slocan Village and the Legion for supporting the Feldenkrais program in Slocan
- **Webinars** – Nora has the link for the hoarding webinar. The cannabis webinar provided useful information that has caused the policy committee to revise the policy draft, to separate recreational cannabis from the medical cannabis, and to include a statement that medical cannabis will be considered on an individual basis, with documentation required. An extreme heat and air quality webinar is tomorrow.
- **20<sup>th</sup> Anniversary Celebration** – Sue reported on the planning for the event on July 27<sup>th</sup>. We have been awarded an \$850 grant from the SV Legacy Fund. Sue and Rita will receive the cheque at their AGM on May 29<sup>th</sup> at the Legion in Slocan.
- **Garden Committee** – Sue noted that the garden committee is having a spring clean-up tomorrow afternoon, with 8-10 volunteers expected.
- **Smoking** – In response to the letter from the Lavinders regarding smoking, all tenants have received a reminder about smoking restrictions, the Lavinders have received a follow-up letter, and we are pursuing steps to improve the air quality in the north wing.
- **Gates** – The executive brought a recommendation that we that we design, build and pay for gates for the tenant patios as requested. They would be designed to open easily, let light and air through, and be easily removed. Kirsten may be able to build them. It may not be possible on some units, due to the placement of the privacy fencing. *Moved by Penny, seconded by Paul, that we work toward design and construction of gates for tenants that request them. CARRIED*

**NOTE:** Nora left the meeting at 7:15

## 5. **Financial Reports & Business**

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

Sally noted that the mortgage for the Lodge is for 30 years (with about 10 years left). When it is finished, we will begin paying back the repayable assistance to BC Housing. Our operating agreement is for 60 years, and will come up in 2058.

E-banking security is a concern as the Heritage Credit Union has no capacity to require two signers on e-transfers. Sally will inquire whether transferring can be limited to our accounts only.

The credit cards are here. Tamara is using hers, and Nora's will be reactivated by May 22<sup>nd</sup>.

## 6. **Society business**

- **Board Development Committee** – Joanne reported that the committee has reviewed its terms of reference and mandate. They will continue to work on the board manual and will circulate educational opportunities to the board. They see their role with recruitment of board members as a shared responsibility with the board.
- **Tech committee** – Julian reported that Tamara and Wilf will connect soon as part of the transition. The committee's goals are to simplify their work and create a friendly webpage.

- **Policy Committee** – Ruth reported that the last draft is nearly complete. The board and tenant feedback has been reviewed and some of it has been incorporated into the draft. There have been no major changes except with the cannabis policy as detailed above, resulting from the webinar. Board approval is anticipated for the June board meeting.
  - **Mandate Committee** – The committee will meet in June.
  - **Training / info session re PIPA and FOI** – Sally will see if BCNPHA has a module on this or would consider a session at one of the RENT conferences.
  - **Invitation to Slocan Council** – We will likely have attendance at our June meeting from Mayor Lunn, Joel Pelletier, and/or Madeleine Perriere.
  - **Slocan Affordable Housing Commission** – There is a need for a new representative to be appointed on our behalf, as Merina has not been able to make the meetings. Tamara has volunteered to be our rep. *Moved by Penny, seconded by Sally, that Tamara Smith be appointed to represent the SVSHS on the Slocan Affordable Housing Commission.*  
*CARRIED*
  - **RENT Conference** – The RENT conference is September 9<sup>th</sup> in Kelowna.
  - **Library Outreach** – The library outreach will be at Passmore Lodge on Wednesday, May 29<sup>th</sup> from 2:00 – 4:00pm.
7. **In-Camera** – The board moved in camera to discuss a tenant matter.
8. **Adjournment** – The meeting adjourned at 8:20 pm.

**Next Meeting:**

**Monday, June 17<sup>th</sup> 6:00 pm**

**Future agenda items:**

Housing roundtable proposal

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President

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Secretary