



**MOLE HILL COMMUNITY HOUSING SOCIETY
Board of Directors Meeting**

Date: July 29, 2010

Time: 6:30 pm

In Attendance:

Gillan Jackson
Margot Beauchamp
Derek Wood
Bria Scott
Marvin Bates
Matthew Oliver
Robert Nickerson
Jacinta Eni

Regrets:

Antonio Baro-Castilante

Recorder:

Karen Cho

Absent:

Carellin Brooks
(she was not notified)
Stephen Reid

Guests:

Mike Walker
Nitin Madhvani

1.0 Call to Order

The meeting was called to order at 6:35pm.

2.0 Introduction

Gillan Jackson introduces Mike Walker, society lawyer, who will advise on planning for the AGM.

3.0 Adoption of the Agenda

Unanimous.

4.0 Adoption of the Past Minutes

Unanimous.

5.0 Building Maintenance & Structural Repairs

5.1 Replacement Reserve Schedule

Please see attached report

Unable to locate data for Kindred Construction – Phase 1

The plan indicates that by year 10 we will have a deficit amount in the reserve fund. We will need to increase the current annual contribution amount of \$240,000 by 10% each year. We will need to lobby

government so that we are adequately funded. The numbers should be reviewed every year instead of every three years.

5.2 Porch Repairs

Approximately 8 porches that have significant water damage need extensive repairs before painting can take place. Estimates for repairs will not be over \$50,000. The expenditures were approved by BC Housing.

MOTION: Robert Nickerson moves to approve the allocation of \$50,000 from the replacement reserve fund for structural repairs. Bria Scott seconds. Carried.

6.0 AGM

6.1 AGM Package

A re-draft of the AGM package is needed to help the membership understand what their rights and limitations are.

6.2 Chair for AGM

The Board agreed that Mike Walker would chair the meeting. A motion to this effect will need to be passed at the next Board meeting.

6.3 Constitutional /By-laws review

The Board discussed presenting the revised constitution and bylaws at the AGM but there is insufficient time. A separate special general meeting will be held in the winter for this task.

7.0 Resolutions

7.1 General Resolution

As per Mike's advise, the package that is going out will not include a call for resolutions. Mike will help with a cover letter that will go out with the AGM package. It will explain the change to the process and invite members to submit suggestions for changes to the constitution and bylaws. Margot will send a draft letter to Mike for review. The dead line for the AGM package mail out will remain as August 20, 2010.

8.0 Board vacancies

8.1 Re-Election

There will be 4 vacancies – Bria Scott will run for re-election. The Board needs to identify members of the community who can bring resonance. The Board must have a minimum of three non-tenants.

