



**Mole Hill Community Housing Society
Board of Directors Meeting**

Date: September 15, 2010

Time: 6:35 pm

In Attendance:	Absent:	Recorder:
Gillan Jackson	N/A	Angela Quiambao
Margot Beauchamp		
Derek Wood		
Bria Scott		
Robert Nickerson		
Stephen Reid		
Matthew Oliver		
Jacinta Eni		
Carellin Brooks		
Nitin Madhavani	Guest:	
Antonio Baro-Castilante	Michael Kierszenblat	
Marvin Bates		

1.0 Call to Order

The meeting is called to order at 6:41 pm.

2.0 Check-In

Guest to arrive at 7:00 pm

3.0 Adoption of Agenda

**MOTION: Gillan Jackson moves to accept the agenda
All in favour. Carried.**

4.0 Market Appraisal and Rent Increase

REPORT: Robert Nickerson moves to table Treasurer's motion for further discussion

BC Housing information from Michael Kierszenblat:

- LEM (Low End Market): units that are rented out at 85% - 90% of the market rate and are kept at that rate.
- At present, there are 31 units are below the LEM rates
- BC Housing suggests that on those 31 units to apply for the standard RTB increase for January at 2.3%
- For every year going forward, apply the standard increase for all underpaying units

ACTION: Inform Michael of the Board's decision regarding the increase as soon as it has been made

5.0 Adoption of Past Minutes

All minutes will be available on the website under the *Members* section.

5.1 Board Minutes for August 18, 2010

Section 5.0, Pg. 5:

- Change sentence "The letter notes ... due to issues regarding tenant issues" to "due to concerns regarding tenant issue."

Section 7.2.2, Pg.6:

- Change sentence to: "Will be discussed at the next Board of Directors meeting with proper documentation to be distributed."

Section 8.2, Pg. 7:

Change sentence to: "Bria Scott has announced that she will not be running for re-election to the Board effective end of September due to her move to Edmonton."

Section 8.3, Pg. 7:

- Change sentence to: "In regards to using the green bins, an option for tenants to compost as per the new City of Vancouver guidelines will be explored."

**MOTION: Robert Nickerson moves to accept the corrections
Stephen Reid seconds. Carried.**

5.2 Board Minutes for September 8, 2010

- Correct the numbering of the sections
- Move Jacinta Eni from "Absent" to "Regrets"

Section 5.0, Pg. 9:

- Delete "in the interest of MHCHS"

**MOTION: Robert Nickerson moves to accept the corrections
All in favour. Carried**

6.0 Correspondence

6.1 Resigned Member Follow-Up

A letter has been written and sent to the member who resigned.

6.2 Membership Applicants

There are two applicants who wish to become members of the Society: Ewa Gersin and Andrea Baker

MOTION: Robert Nickerson moves to accept applicants as members of the Society

All in favour. Carried.

6.3 Tenant Request for Meeting

Original request has been received via email and forwarded to the Board.

Due to confidentiality, the name of the sub-lessee should be redacted from emails and any records that are being forwarded to the Board.

The complaints procedure is as follows, as stated in the tenant handbook distributed to tenants upon occupancy of a unit at Mole Hill:

“Any dissatisfaction with a Property Management decision should first be discussed directly with Property Management staff then with the Executive Director before lodging a complaint with the Board of Directors. If you believe you have been unfairly treated and the use of consultation and mediation failed to resolve the issue, you may appeal to the Board of Directors.”

– Pg. 20 under heading Your Rights and Responsibilities

ACTION: To send a letter to the tenant outlining the complaints procedure and that a meeting with the Board will not be held unless the tenant has gone through the appropriate process.

7.0 Reports

7.1 Financial

MHCHS has a \$500 surplus for the month of August. A full financial report will be presented at the next meeting.

7.2 Executive Director

See attached report

7.3 Communication Committee

Nothing to report

8.0 Business Arising

8.1 Market Appraisal & Rent Increase

As per the information brought forward by the guest from BC Housing, the Treasurer presents that a rent increase of 2.3% be applied to all units paying less than LEM appraised rate, effective January 1, 2011.

MOTION: Derek Wood moves to apply the 2.3% increase stated above All in favour. Carried unanimously.

8.2 Performance Review of E.D.

Performance review has been completed and assessed.

ACTION: The E.D. review will be distributed to the Board members at the approval of the E.D.

Please see attached sheets prepared by the consultant, who has looked at the organization design and had been asked to give recommendations.

MOTION: Derek Wood moves to begin negotiation of E.D. contract Robert Nickerson seconds. Carried.

8.3 AGM Planning

See attached E.D. report

8.4 BBQ Planning

See attached E.D. report

8.5 Information Re: "Motion to Rescind"

See attached Miller Thompson document

MOTION: Stephen Reid moves to close the issue from further discussion Jacinta Eni seconds. Antonio Baro-Castilante opposes. Carried.

9.0 New Business

9.1 Orientation Plan for New Board Members

Will be addressed at the next Board of Director's meeting

10.0 Next Meeting

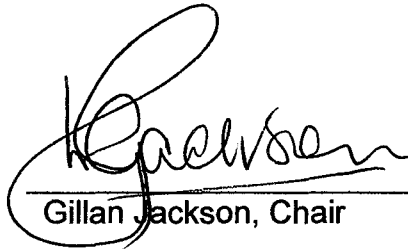
The next meeting will be on Wednesday, October 13, 2010 at 6:30 pm

11.0 Adjournment

**MOTION: Gillan Jackson moves to adjourn the meeting.
All in favour. Carried.**

The meeting is adjourned at 9:17 pm.


Signature for Approval:



Gillan Jackson, Chair

17. 11. 10

Date



Robert Nickerson, Secretary

27. 10. 10

Date