



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

Date: November 17, 2010

Time: 6:45pm

In Attendance:	Absent:	Recorder:
Gillan Jackson	N/A	Angela Quiambao
Margot Beauchamp		
Robert Nickerson		
Elizabeth Kemp	Regrets:	
Doug Tomkinson	N/A	
Carellin Brooks		
Stephen Reid		
Derek Wood		
Jacinta Eni		
Antonio Baro-Castilante		
Ewa Gersin		
Nitin Madhvani (conference call)		

1.0 Call to Order

The meeting was called to order at 6:41 pm

2.0 Adoption of Agenda

Additional discussion:

- 3.2 Correspondence & membership
- 4.1 In-Camera Session

**MOTION: Robert Nickerson moves to adopt the agenda as amended
All in favour. Carried.**

3.0 Adoption of Past Minutes

3.1 Minutes from October 13, 2010

Antonio did not send in regrets because he did not receive a notice of when the Board meeting was. The problem with the list serve has since been corrected.

Section 7.2, Pg. 4:

- Remove “as stated above” from “MOTION: Robert Nickerson moves to discuss the E.D. position further as stated above.”

**MOTION: Robert Nickerson moves to adopt the minutes as amended
All in favour. Carried.**

3.2 Correspondence

3.2.1 Letter from Tenant

A second letter was received from a tenant requesting a rent reduction & compensation due to stress caused by problems in their suite.

A letter was sent on May 13, 2010 in response to a previous letter about the same issue, which indicated that compensation would not be paid to the tenant.

Recommendation: Have a mechanical contractor come to Mole Hill to certify the pressure test in the home to assure that it meets code requirements. After the test has been done, obtain a report for office records and apply the standard received for all houses.

ACTION: The E.D. is to secure a professional mechanical contractor to certify the pressure and obtain a report.

3.2.2 Applications

There are two new applicants who wish to be members of the Society: Owen Thomas and Lauren Goldman.

**MOTION: Robert Nickerson moves to accept the new members to the Society
Stephen Reid seconds. All in favour. Carried.**

4.0 Reports

4.1 Financial – Variance Report, E.D. Salary & Benefits Package Proposal

See attached report

**MOTION: Robert Nickerson moves to go in-camera to discuss the E.D. salary
All in favour. Carried.**

It was suggested that the assembly moves out-of-camera. All agreed.

MOTION: Derek Wood moves for the Board to accept the recommendation of the Finance Committee and approve the E.D. compensation package as presented unless contrary to the BC Housing Agreement

Ewa Gerwin seconds. Antonio Baro-Castilante opposes. Carried.

4.2 Executive Director Report

See attached report

ACTION: The E.D. is to research on the cost of heat treatment machines.

It is agreed that the E.D. will meet with new tenants to sign an agreement after discussion to document their understanding of policies and procedures at Mole Hill.

MOTION: Robert Nickerson moves to go in-camera to discuss tenant issues

All in favour. Carried.

It was suggested that the assembly moves out-of-camera. All agreed.

Reminder: November 25th is Meet the Board night with tenants

MOTION: Robert Nickerson moves to accept the E.D. report

All in favour. Carried.

5.0 Business Arising

5.1 Election of Privacy Officers

With Matthew Oliver's resignation a vacant position for Privacy Officer has opened up.

Nitin Madhvani volunteers and will be receiving training through the PIPPA Office in Victoria

5.2 Board Orientation/Strategic Planning Day

Recommendation: Consideration of taking a full day on a weekend in January to have half of the day for Board Orientation and the other half to begin the process of strategic planning.

ACTION: The Secretary is to canvas the members of the Board for a date that would work best.

Suggestion: there be a separate Board orientation for the new Board members

ACTION: January 8th, 2011 is the tentative date for the Strategic Planning Session unless another date acceptable to all is determined.

5.3 Plan for Review of Constitution and Bylaws

ACTION: Nitin Madhvani is to have a basic proposal to review for the next board meeting.

5.4 Board Member Resignation

Matthew Oliver has resigned from his position via a letter sent to the Chair.

ACTION: The Secretary will write a letter as a thank-you

The Chair would like to add an encouragement of return to the Board in the letter but a precedent had been set in the past that Board members who resign should not be encouraged to return.

6.0 New Business

6.1 Draft Policy Regarding Filming at Mole Hill

See attached draft policy

Definitions for the terms is needed

Laneway

Mole Hill does not own the laneway, it is owned by the City of Vancouver. Any authorization to use of the laneway for film productions should be done through the City.

Send comments and suggestions to the Chair, which will be put together for discussion with Antoinette Klawer.

6.2 Review of Critical Path

See attached document

6.3 Request for Support from Spencer Chandra Herbert

See attached letter received from Spencer's office regarding St. Paul's Revitalization. Mole Hill has been asked for their support by attaching the Society's name to the letter.

ACTION: Write a letter of support from Mole Hill to Minister Falcon stating the concern and impact on Mole Hill but decline to allow the inclusion of Mole Hill's name.

ACTION: Write a second letter to be sent expressing Mole Hill's support.

6.4 Signatures for VanCity

Signatures from all Board members were obtained.

7.0 Next Meeting

The E.D. will provide a report prior to the next Board meeting, as she will be unable to attend

MOTION: Robert Nickerson moves the next meeting be Wednesday, December 15th, 2010.

All in favour. Carried.


8.0 Adjournment

MOTION: moves to adjourn the meeting

Seconds. All in favour. Carried.

The meeting was adjourned at 8:19pm

Signature for Approval:



Gillian Jackson, Chair

FEB 23, 2011

Date



Robert Nickerson, Secretary

08.03.11

Date