



**Mole Hill Community Housing Society
Annual General Meeting**
Date: September 23, 2010
Time: 6:30 pm

Chair: Gillan Jackson

Recorder: Angela Quiambao

Present: 31 Members attended the meeting

1.0 Call to Order

The meeting was called to order at 6:35 pm

2.0 Adoption of Agenda

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

3.0 Adoption of Past Minutes

3.1 Minutes from November 24, 2009 (AGM)

**MOTION: Matthew Oliver moves to accept the minutes as
presented
Robert Nickerson seconds. All in favour. Carried.**

3.2 Minutes from May 13, 2010 (Special GM)

- Change "In Attendance" to "Board Members Present"

Marc Schaper questions the motion of the Executive Director (E.D.) position saying he did not receive a letter regarding the decision. It is noted that his address on file was incorrect which is why he did not receive the letter.

Mike Walker, legal counselor for Mole Hill, explains the members elect a Board of directors to govern the Society and so do not have the jurisdiction assumed by the passing of the motion regarding the E.D. position. Therefore, the motion was out of order. Marc Schaper points out that members have agreed as a group to appoint a Chair for the meeting and that it was approved.

Minutes from the SGM were presented and a discussion ensued regarding the SGM and the validity of the results.

**MOTION: Carellin Brooks moves to accept the minutes as presented with proper correction
All in favour. Michel Morin opposes. Carried.**

**MOTION: Michel Morin moves to send amended minutes to members. Treasurer recommends the minutes be made available to members. Copies of the minutes will be in the office.
Marc Shcaper seconds. All in favour. Carried.**

4.0 Reports

4.1 Chair

The 2010 market appraisal has been completed and submitted to Mole Hill. Every unit at Mole Hill has been given an appraised value. Mole Hill will now be able to refund the replacement reserve, and continue in the black as opposed to red.

Market tenants have received their rent increases for the year.

The cost of renovations for the houses coming from the Replacement Reserve has been approved. Due to improper construction in the past, the renovations being done now have been difficult but the project is doing well.

Thank you to:

- Board members for their diligence and attending meetings.
- Marvin Bates and Bria Scott for their dedication and service to the Society.
- E.D. for her support to the Board and other work she has done.
- Board members continuing and ones that are being elected tonight.

4.2 Treasurer

See Treasurer's report attached

The auditor's role is to:

- 1) Report the validity of the statement and accurately present what happens
- 2) Report on the compliance of the Society with the agreement with BC Housing

Pg. 7: Foreign Currency and Investments

- Marc Schaper asks for clarification on the subject Phillips, Haager & North and not the Board manage investments for Mole Hill. Information about investments has not been distributed to the members of the Society but are reviewed by the Board members. If Society members are interested they may ask Board members for more information.

Pg. 7: Expenses for Watson House

- Antoinette Klawer asks why Mole Hill is paying for Watson House costs?

E.D. explains that the maintenance costs and management costs have been partially allocated to the Watson House. The original contract has been setup in a way in which the office provides some supports for Watson House when an issue arises.

Michel Morin asks why has the overhead management and salaries doubled? He indicates that the reports are confusing and would like to get a more detailed explanation of the expenses. He would also like a more detailed description of the staff's job descriptions.

The treasurer is pleased to walk anyone through the financial report to clarify and eliminate any confusion, assuming the Board is okay with the amount of information being shared.

The Chair proposes to meet with the people questioning the report and work with them as to which details they are able to share.

5.0 Appointment of Auditor

MOTION: Derek Wood moves to re-appoint the auditor for the coming year.

Michel Morin seconds. All in favour. Carried.

6.0 Election of Board of Directors

There are five nominations running for the Board: Doug Tomkinson, Elizabeth Kemp, Ewa Gersin, Marc Schaper, and Nitin Madhavani.

Carellin Brooks wishes to nominate Antoinette Klawer but due to her work schedule she will be unable to give her time for meetings to be a Board of Director. She has offered her consultation services to the Board when needed.

Doug Tomkinson is unavailable to attend due to another AGM in L.A. Antoinette Klawer wishes to endorse him and says that Doug will be a great person on the Board and would advocate for tenants with a disability to the Board.

Elizabeth Kemp is unable to attend the AGM and has her husband, Robert, to present on her behalf. Antoinette Klawer would also endorse her.

Robert Nickerson nominates Ewa Gersin. She brings a very wide skill set and would commend her to all members here as a person who would serve the community well.

Paul Keating nominates Marc Schaper. He's been a long time resident at Mole Hill and has seen him working with people who have accessibility concerns.

Marc Schaper has three points to bring up:

1. He needs a streamlined document system to make sure that the documents are in the right place at the right time when needed, not just in one place but in two places to ensure proficiency.
2. That openness as due process and due diligence is fixed.
3. There's a point of concern in regards to sublet of suites for people who need to leave for a long period of time to improve themselves:
 - i. Tenants should be allowed to do so if they have a written permission from the Board and from the management company. He points out that it has been done for some people and not for others, and believes this is unfair.
 - ii. He thinks that people should be treated fairly where some people are allowed to leave for a long period of time when some are not.

The Chair points out that tenants are not permitted to leave and sublet their unit, as it is illegal as per Mole Hill and BC Housing Policies.

Marc points out that he has been given written permission to do such an action by the old management office and that the new management cannot disregard that permission. He also thinks that anyone who stands up to the Society is threatened for eviction and that should be changed as well.

MOTION: Robert Nickerson moves to nominate Brian Ferguson and Angela Quiambao as scrutineers for the election as non-members. All in favour. Carried.

The new members of the Board are: Doug Tomkinson, Elizabeth Kemp, Ewa Gersin, and Nitin Madhvani.

**MOTION: Robert Nickerson moves to destroy the ballots
Carellin Brooks seconds. Carried.**

7.0 Other Business

7.1 Filming at Mole Hill

Antoinette Klawer is a film liaison and says that the filming done at Mole Hill did not go through the proper channels as needed. She wishes that the tenants would have a say on all the filming done at Mole Hill.

**MOTION: Robert Nickerson moves the Chair meet with Antoinette
in regards to filming on Mole Hill.
All in favour. Carried.**

7.2 Tenant Handbooks

The E.D. ensures that Mole Hill is trying to enforce the policies set in the handbook but the office handle issues according to complaints coming in, simply because the staff does not have time to go around ensuring the policies are being respected.

The Chair proposes that tenants should give suggestions instead of complaints regarding their neighbours.

Michel Morin would like the tenant handbook modified with the proper information, policies and procedures.

The Chair would like members to send in the their thoughts and comments to the property manager.

8.0 Adjournment

**MOTION: Robert Nickerson moves to adjourn the meeting.
Nitin Madhvani seconds. All in favour. Carried.**

The meeting was adjourned at 8:15 pm