



**Mole Hill Community Housing Society
Board of Directors Meeting
Date: August 31, 2011
Time: 6:30pm**

In Attendance:	Absent:	Recorder:
Gillan Jackson	N/A	Angela Quiambao
Margot Beauchamp		
Jacinta Eni	Regrets:	Guests:
Antonio Baro-Castilante	Elizabeth Kemp	David Tracey – Landscape Architect
Doug Tomkinson		
Stephen Reid		
Elizabeth Kemp		
Derek Wood		
Robert Nickerson		
Ewa Gersin		
Carellin Brooks		
Nitin Madhvani		

1.0 Call to Order

The meeting was called to order at 6:28pm

2.0 David Tracey – Landscape Architect

Presentation of the plan for the laneway/greenway

Mole Hill received \$8,000 from Vancity to go towards the laneway/greenway project. The whole concept is to increase edible fruits in the lane and to keep with the native flora.

A re-evaluation has been done to see if there are any problem areas that could be mitigated and to emphasize the positive.

Recommendation: The main intention is to keep local flora and to improve the problem areas (ie. Overgrown plants, can't access walkway, etc.)

Overall & Phase 1 Approach

A clarification of purposes of each of the spaces in the garden was needed and this was done by site visits and viewing maps. The idea is to have each of the planting beds designated into each of the following categories:

- 1) Food bed – it needs to be made evident that it's a food bed
- 2) Native species spaces – in layers mimicking the natural native species
- 3) Hybrid – can have exotic fruit trees over native berry bushes

Maintenance would be the key in making this project work.

Recommendation: Monthly maintenance of the laneway/greenway to avoid overgrowth.

David has picked out nine spaces, three of each: three for food, three for native, and three for hybrid.

- 1) Fruit trees:

Suggestion: Put workshops for residents to learn about the fruit trees and how to maintain it. It will be a good community exercise and will get people involved and engaged in the garden.

Recommendation: Buy labels with the common name and native name of the plant/tree so people are informed of what is in their garden.

- 2) Greenway:

This should be a wild area. It shouldn't be too neat but can be pruned.

Suggestion: Trim the greenway so that there are viewpoints, which will provide sight lines.

The Board also has a responsibility to ensure that residents feel secure when walking through the area, which means that the greenway/laneway is maintained to provide no hiding places.

Problem: By the laundry room, the flora has grown so tall that it's blocking sunlight on the vegetable plots making it difficult to grow anything.

Suggestion: Plant something there that is not so big that it will block out the light but tall enough that it will provide some privacy.

By trimming the trees too much might give way to traffic going through the laneway. The actual laneway is owned by the City and is not Mole Hill property. A talk with the City is underway regarding installing speed bumps in the laneway to prevent cars speeding through.

These suggested plants will be able to support the current ecosystem and even create bio-diversity.

3.0 Adoption of Agenda

**MOTION: Robert Nickerson moves to accept the agenda as amended
Doug Tomkinson seconds. All in favour. Carried.**

4.0 Adoption of Past Minutes

4.1 Minutes from July 27, 2011

Section 1.0, Pg. 1:

- Replace "*Doug Tomkinson volunteers to be Acting Secretary for the meeting*" to "*Doug Tomkinson is suggested to be Acting Secretary for the meeting*"

Section 5.0, Pg. 3:

- Remove "*All in favour*" during Stephen Reid's motion to accept Erich's membership into the Society.

**MOTION: Gillan Jackson moves to adopt the minutes as amended
All in favour. Carried.**

5.0 Correspondence

The Board had asked to be cc'd on the letter to Toni Dabbs, which is attached.

6.0 In-Camera Session

**MOTION: Robert Nickerson moves to go in-camera
Doug Tomkinson seconds. Carried.**

It is suggested that this assembly move out of camera. All agreed.

7.0 Reports

7.1 Financial Report

See attached report

- Mole Hill is up on the revenue
- Total admin cost is about \$8,000, which is mainly driven by legal
- Legal troubles to die down
- Overall, Mole Hill is on budget for expenses.

See attached Financial Statement – Auditor's report

**MOTION: Derek Wood moves to accept the report as presented
All in favour. Carried.**

**MOTION: Derek Wood moves to accept the audited financial
statements as presented
All in favour. Carried.**

7.2 Executive Director Report

See attached report

Filming at Mole Hill

Mole Hill often receives request to do filming on location. Recently, a show called "Clue" has asked permission to take a picture outside one of the houses. Moon Orion Productions has paid \$500 for the picture.

For future filming, Mole Hill must ask for proof of proper insurance due to liability issues.

Gilmore House

The Gilmore House has been sold. Mole Hill must be vigilant as to what kind of renovations and changes are being done on the property to ensure that it keeps with the heritage design of its surrounding houses. Fortunately, any changes being made must be approved by the City therefore giving Mole Hill a voice in the matter.

7.3 Membership Committee

The Membership Committee met a couple of weeks ago to review each application individually. Those that were incomplete or required further information were contacted and all contacted have replied.

Recommendations:

1. That the Mole Hill Board of Directors strikes a Tenant Relations Committee that is board and member run to be chaired by a non-tenant.
2. That the Mole Hill Board of Directors strikes a Member Relations Committee that is Board and member run.
 - a. First order of business for this new committee will be to establish terms of reference for member applications; that is, to review the applications and application process.
3. That the Mole Hill Board of Directors accepts all membership applications that have been filled out in completion and acceptance of four applications pending a conversation with the applicants to determine their reasons for wanting to be members.

It's up to the Board to educate the members as to their responsibilities as members. There's a difference between being a member and a tenant.

MOTION: Nitin Madhvani moves that the Board strike a standing tenant committee to address tenant issues and that the tenant

committee returns to the November meeting with a proposed set of Terms of Reference
All in favour. Carried.

MOTION: Nitin Madhvani moves that the Board strike a standing member engagement committee to actively engage the membership and seek new members for the Society
All in favour. Carried.

MOTION: Antonio Baro-Castilante moves to accept the 40 applications as submitted and adjusted
3 agreed. 3 opposed. 3 abstained.

Membership Applicants

- Dianne Doe*
- Tine Skovbye*
- Brian Dyck*
- Roger Wright*
- Blair Petrie*
- Kathleen Leahy*
- Michael Davy*
- Jessica Land*
- Catherine Burton*
- Chris Fletcher*
- Lhou Ouadidou
- Ben Kennedy
- Patricia Metrick
- Nancy Henderson
- Lesa Dee Tree
- Wayne Pomario
- Audrey Gilmour
- Agnes Nazar
- Martina Scholz
- Tammy Bellaire
- Joshua Lovelace
- Michelle Lindenblatt
- Sascha Blachford
- Virginia Carlton
- Janine Grimshaw
- Phillip Chamberlain
- Jim Jardine
- Margret Li
- Mardel Greenough
- Michael Mesic
- Kim Stoller
- Gordon Monk
- Jonathan Figueroa
- Edel Walsh
- Mary Piedalue
- Martin Watt
- Jaycee Campbell
- Dennis Lebel
- Dallas Kolomay
- Colleen McConnell
- Ka-ren Chen
- Brandon Hamilton
- Jeff Ross

*Applicants who have lapsed their membership from 2010

Re-vote for the motion
3 agreed. 3 opposed. 3 abstained. Motion failed.

MOTION: Stephen Reid moves to defer the acceptance of the new applicants until the standing membership committee reports back to the Board
Nitin Madhvani seconds. 5 agreed. 4 opposed. Carried.

All new applications need to be advised that the acceptance has been deferred.

Standing Membership Committee consists of the following Board members:

- Nitin Madhvani (Chair)
- Jacinta Eni
- Stephen Reid
- Robert Nickerson
- Antonio Baro-Castilante, and
- Ewa Gersin.

**MOTION: Robert Nickerson moves to defer all items that have yet to be addressed on the agenda until the next meeting
All in favour. Carried.**

7.4 Recruitment Committee

Deferred until the next meeting

8.0 Business Arising

8.1 Annual General Meeting

8.1.1 Confirmation of Date & Location

The date of the AGM is not finalized.

MOTION: Jacinta Eni moves to delay the AGM to October 27, 2011

Robert Nickerson seconds. All agreed. Carried.

8.1.2 Strategic Planning Document

Deferred until the next meeting

9.0 New Business

Deferred until the next meeting

10.0 Next Meeting

The next meeting will be held on Wednesday, September 14, 2011 at 6:30pm.

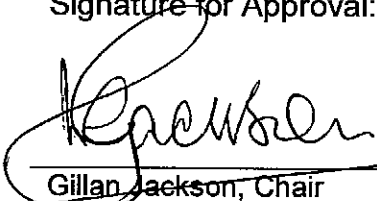
11.0 Adjournment

MOTION: Nitin Madhvani moves to adjourn the meeting

All in favour. Carried.

The meeting was adjourned at 9:00pm

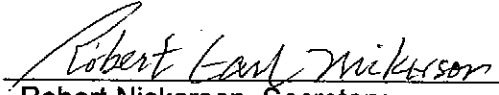
Signature for Approval:



Gillan Jackson, Chair

OCT 17, 2011

Date



Robert Nickerson, Secretary

20.10.11.

Date