



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

Date: July 27, 2011

Time: 6:30pm

In Attendance:	Absent:	Recorder:
Gillan Jackson	N/A	Angela Quiambao
Margot Beauchamp		
Jacinta Eni	Regrets:	Guests:
Antonio Baro-Castilante	Robert Nickerson	Erich Isopp - Prospective Board Member
Nitin Madhvani	Derek Wood	
Doug Tomkinson	Carellin Brooks	Mike Walker - Society Lawyer
Stephen Reid		
Elizabeth Kemp		
Ewa Gersin		

1.0 Call to Order

The meeting was called to order at 6:34pm

Doug Tomkinson is suggested to be Acting Secretary for the meeting
All agreed. Carried.

2.0 Adoption of Agenda

Section 3.1

- Change "Minutes from May 25, 2011" to "Minutes from June 22, 2011"

**MOTION: Nitin Madhvani moves to accept the agenda as amended
Jacinta Eni seconds. All in favour. Carried.**

3.0 Adoption of Past Minutes

3.1 Minutes from June 22, 2011

Move Antonio Baro-Castilante from "Absent" to "Regrets"

Section 6.1 – Strategic Planning Exercise

- Add "A final copy of the prioritized list will be provided in the August meeting."

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

4.0 Correspondence

A letter from a member of the Society was received regarding membership procedures. This will be referred back to below when the Society lawyer arrives.

ACTION: The E.D. is to meet with the Chair to form a letter addressing her concerns and suggestions. The Board is to be cc'd on the response.

5.0 Special General Meeting

Mike Walker recaps what happened during the SGM on June 28, 2011.

The membership did not approve the agenda therefore the meeting did not take place.

In terms of the Bylaws & Constitution, the bylaws were the only things that were receiving changes. All changes made were tidying up the language and were not major.

Terms of Membership

Mole Hill opened its membership in 2007 but the Board still has the function and obligation to look at an application of membership and has a right to be selective.

Membership in Mole Hill is not like a citizenship. The bylaw states that if a person wants to be a member of the Society, they must first submit an application which the Board of Directors will approve or not.

To be a member of the Society you must be a citizen of metro Vancouver, and be approved by the Board. The Board does not have to accept every application or give a reason as to why the applicant was not accepted.

In order for a member to no longer be a part of the Society they can resign or be a member not in good standing within three months of the AGM. For example: not paying their membership dues.

There is a set annual due, which is typically collected prior to or on the day of the AGM. If a person does not pay the annual dues within three months of the AGM they are no longer members.

The bylaw does not specify when and how the dues should be paid. Criteria should be discussed internally in the Board but not through the bylaw, perhaps changing the language on the application form by not using the word "Renew".

The problem is the organization has not practice the bylaws. There are two concerns:

- 1) How are we going to set up the date for when dues are paid and when should we put it up?
- 2) What do we do in terms of how we exercise our role as guardians in selecting members for the Society?

The principle should be dealt with in the policy but that might cause some problems down the road. Antonio feels that any changes should be given a year's notice and should not be expected to happen in 2011.

A clarification of all processes is needed. What is the function of a membership in the Society of Mole Hill? A set of guidelines should be established as to the definition of a good member, what the members expect of the Board and what is expected of them.

**MOTION: Jacinta Eni moves to hold a moratorium on new membership for the next three months effective immediately.
Stephen seconds.**

**MOTION: Antonio Baro-Castilante moves to amend the motion's effective date to be September 30, 2011.
1 in favour. 4 opposes. 1 abstained. Amendment defeated.**

Jacinta withdraws the motion.

**MOTION: Stephen Reid moves to accept Erich's membership into the Society.
Nitin Madhvani seconds. 5 in favour. 2 opposes. Carried.**

**MOTION: Stephen Reid moves to table the decision on new memberships until the next meeting and that a membership committee is established tonight to review applications and report back in the next meeting.
6 in favour. 1 abstaining. Carried.**

Antonio Baro-Castilante, Elizabeth Kemp, Ewa Gersin & Nitin Madhvani to set the Membership Committee. They are to elect their own Chair.

ACTION: Jacinta Eni to draft a membership policy.

6.0 Reports

6.1 Financial Report

See attached report

- Revenues (\$4k) are offset by Manageable Expense savings of +\$5k
- Operating expenses came in +\$8k less than the budget. This results in an YTD variance of \$+9k versus budget, coming in at a \$16k deficit versus a budgeted deficit of \$25k.
- YTD transfers to the replacement reserve total +\$25.5k with expenditures of (\$24.3k) resulting in a net increase of +\$1.2k
- Accumulated Operations Deficit is \$134k, however there is a contingency reserve of +\$57k and an organizational reserve of +\$50k

The audit should be ready for pick-up by members two weeks prior to the AGM.

6.2 Executive Director Report

See attached report

- Fundraising coming in this year is at \$28,000 to date
- David Tracey for landscaping will be attending the August meeting.
- It is time to do a review of the lease on Watson House with Mike Walker. The accumulated deficit of the operation of Watson House is \$10,000.

Gilmour House

- This has gone to the City of Vancouver. It has yet to be sold but there have been a few offers
- First option: Second stage housing for Dr. Peter with 8 units and a communal kitchen and shared bathrooms on each floor
- Second option: 12 Units for LEM – bachelors and 1Br

Wi-Fi

ACTION: The E.D. to obtain a third quote from another company.

6.3 In-Camera Session

MOTION: Doug Tomkinson moves to go in-camera
Nitin Madhvani seconds. All in favour. Carried

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

7.0 Business Arising

7.1 Recruitment for Board

Erich Isopp and another person were interviewed. The other interviewed was not recommended due to a conflict of interest.

A woman from Go Volunteer has applied and Nitin will call her for an interview.

7.2 Annual General Meeting

A suggestion to form a committee for the AGM has been brought forward.

ACTION: The E.D. to meet with Chair as to what needs to be done and come forward in the next meeting with recommendations.

8.0 New Business

8.1 New Membership Applications

Defer to Section 5.0

9.0 Next Meeting

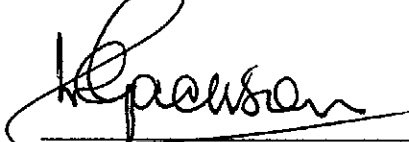
The next meeting will be held on Wednesday, August 24, 2011 at 6:30pm.

10.0 Adjournment


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

The meeting was adjourned at 9:00pm

Signature for Approval:


Gillian Jackson, Chair

2011.09.21
Date


Robert Nickerson, Secretary

2011.09.16
Date