

General Meeting (GM) Minutes (DRAFT)
Garden Square Housing Co-op
Wednesday, January 31, 2018 at 7:00 pm

Attending: 3842, 3802, 3835, 3834, 3830, 3898, 3872, 3806, 5164, 3861, 5142, 3809, 5186, 3841, 3837, 3868, 3873, 3862, 3804, 5140, 3896, 3867, 5136, 5188, 5158, 3894, 3845, 3863, 3866, 5160, 3892, 3808, 5192, 5162, 3865, 3832, 3874, 3871, 3866

Regrets: 3839, 3869

Absent: 3807, 3831, 3805, 3870, 3864, 3844, 5190, 3875, 3802, 3843, 5138, 3860, 3836, 3833, 3845, 3862, 3863, 3838, 3803, 3864, 3869, 3866, 3890, 5156

1. Meeting called to order at 7:03 pm
2. Approval of the Agenda – M/S/C
3. Approval of the Previous General Meeting Minutes (October 25, 2017) – M/S/C
4. **Board Report** – (Ted)

New Board has met twice, project list reviewed and being prioritized. Monique has left the Board, thank you to her for her work and the board doesn't need to fill the position as we have 8 members. A member survey is being developed to check and see what people are interested in around the co-op.

The Board has a couple of sub-Committees we've struck. The Policy Review sub-committee is chaired by Jennifer Mjolness and will be reaching out to all Committees for input and support. They will also be looking for input from the Membership with regards to how everyone feels about certain aspects of our policies and procedures. Feel free to contact Jennifer if you have some thoughts or ideas you'd like to share or perhaps even offer your assistance.

The other sub-Committee we've struck is for Management Review. As you all should be aware, it is the Board's responsibility to make sure the Co-Op is managed properly and effectively. The Board has concerns with our current management service so it's a good time to see what else might be available. Alyson Thomas is chairing this sub-Committee and has started off with gathering a lot of great information on what we may want to review and/or look for in a management package. The next steps include putting together a list of what our needs are as well as some items that we may wish to add into the responsibilities. Once that is completed, her group will start approaching other management companies to see what they have to offer and how good a fit they may be for our needs. We will keep the Membership updated as things progress.

We will also be involved with assisting the new co-Chairs of the Task Committee get up to speed and implement some new thoughts and ideas. The Board would like to acknowledge and thank the previous members involved with the Task Committee. Blanche, Zibby and Gerry have committed many hours of hard work over the years trying to make sure we have a fair and equitable program for making sure all members are contributing to our community. We thank-you for all you've done.

5. Treasurer's Report (Ted)

Our current Operating Account balance as of Nov 30th is \$146,917.21, the Replacement Reserve Balance is \$281,819.29 and the SoT balance is \$40,460.76. Cana continues to not be able to supply us with our monthly Financial Statements. YTD vacancy and arrears at \$0.

6. Old Business (none)

7. Committee Reports

a) **Maintenance**, Jim filled in, Gabe away

All maintenance requests go through the email maintenance@gardensquare.org for proper tracking, rather than through any personal phone or email. Maintenance is moving items along and working on roles and splitting up the work.

ACTION: Pest control coming next week to treat for rodents. Anyone with rodent issues needs to email maintenance immediately so they can be part of the inspection and treatment.

b) **Pool**, Yukym Petrov

Everything is normal. Pool finally has enough people to help. Awaiting a keys from maintenance.

c) **Membership**, Sarah Bartnik

New members are still welcome, a few new people have joined and that is helpful. Committee is busy interviewing. There's likely to be an internal transfer and a move-in coming up soon. Next meeting is Feb 19 at 7:30pm.

d) **Task**, Donna Wik & Tina

Introduction of new co-chairs and thanks to Blanche. Next sign-up is this Saturday from 8:30 – 9am, doors open at 8am. Any questions can go to task@gardensquare.org

e) **Recreation**, Eve

Thanks to Donna for all of the hard work in the past. Currently looking for new members. Easter party will be the next activity.

f) **Emergency Preparedness**, Monique Nelson

Everyone reminded of the importance of emergency preparedness. Next meeting is Feb 15, planning to meet every third Thursday – all members welcome.

RCMP might come to present on one of the following: home safety, personal safety, internet safety. Members voted on timing: they prefer an evening event.

8. New Business

a) Board introduced:

Ted - Chair

Alyson - Vice-Chair & Management Review sub-Committee

Brenda - Treasurer

Vicki - Corporate Secretary

Kelly - Recorder
Anne-Marie – Liaison to Maintenance & Pool
Donna – Liaison to Recreation & Task
Jennifer – Policy Review sub-Committee
Melanie – Liaison to Membership

b) BC assessment – needed adjustments but everything has been sorted out with BC assessment after we were surprised to see our assessment go down. It turns out that this is correct as we are assessed differently because we are a co-op.

c) Budget planning

ACTION: all committees should now put together their expected expenses and budget requests for the next fiscal year. If you are asking for increases, you will need to provide rationale /a plan.

d) CHFBC Workshops – checking for member interest in co-op information education opportunities. We would like to know what topics might be of interest to members. Contact Ted if interested or go to the CHFBC website soon, these can fill fast and they are free / paid, check it out.

e) Annual Review by the Agency available to all members after the meeting or by email. Includes:

- Compliance report
- Risk report
- Agency CO-op Data Report

f) Moving from paper to email – does anyone object to us no longer delivering information in print? Many members in favour of going paperless. Hard copies would still be posted in the laundry room for everyone and a few hard copies will be available at general meetings. Membership email list needs to be updated, one final notice could go out as a reminder.

VOTE TAKEN: no opposition to going paperless – all future minute swill be distributed electronically, by email – members encouraged to make sure they have provided up to date contact info.

g) Members encouraged to watch out for dumpers and everyone is reminded to recycle properly.

10. Adjournment: 8:10 pm. M/S/C

Contacts

- Co-op Emails
 - Board board@gardensquare.org
 - Maintenance maintenance@gardensquare.org
 - Pool pool@gardensquare.org
 - Recreation recreation@gardensquare.org
 - Membership membership@gardensquare.org
 - Task task@gardensquare.org
- Co-op Website www.gardensquare.org
- Brenda Horne (Cana Rep) brendah@canateam.com
- CHF BC for information and advice (www.chf.bc.ca) or call 604-879-5111