

## **DCLTA Board Meeting**

### **Thursday February 3, 2022. Zoom**

In Attendance: Paul Beauchemin, Debbie Frketich, Sue Hammell, Brad Hornick, Nancy Hoyano, Daryl McLoughlin, Doug Olstead, Stephanie Slater, Chris Wardman, Pam Willis.

#### **1. Approval of Agenda**

- The agenda was approved with two additions under 7. Other - a. communications with Walter, b. differentiating between Building Committee and Board decisions.

#### **2. Approval of the minutes of the DCLTA Board meeting of January 13, 2022.**

- The minutes were approved with clarifications regarding who was in attendance at the two meetings with Malcolm McNaughton, BCH. See attached corrected minutes.
- **Motion** to approve the minutes of the DCLTA Board meeting of January 13, 2022, moved by Debbie Frketich, approved.

#### **3. Financial Report**

- Daryl reported that with the land purchase of \$130,000 plus costs related to purchase of \$11,000, there is about \$20,000 remaining for consultant costs.
- About \$500 goes to rental account each month. Since the rental account now has \$10,000+ this monthly rent can go directly to chequing. Daryl will direct Virginia to do so.
- **Motion** to direct the rental income to chequing. Moved by Doug, approved.
- **Motion** to accept the book keepers report. Moved by Daryl, approved.

#### **4. DCLTA business**

##### **a. Property tax assessment appeal - Ridge property/Chickadee Road**

- Doug reported that he had spoken with Minister Josie Osborne who said that the tax exemption will be restored.
- Nancy received a call from Jodie, BC Assessment, who also said that the property would be tax exempt and that DCLTA will receive a letter to this effect.
- **Task: Doug to call Jodie to clarify if this exemption will just be for one year and also if this exemption all applies to all affordable housing properties going forward.** This has implications for the Pepper Lane property.
- Doug received a notice of hearing in regard to the appeal he submitted regarding the tax assessment for the Chickadee Road property. He will follow up with this. He noted that he had requested 4 letters to accompany the appeal, he received one from David Critchley, he got good support from Minister Josie Osborne, Daniel Arbour said he would investigate with the CVRD re regional exemption but never got back to him and David Eby (AG and Minister responsible for Housing) never responded.

- Pam reported that with projects she worked on in urban areas, the tax exemption was applied for and given annually by the city, rather than the province. Quadra Gardens in Comox applies to Comox each year.
  - 12 properties Vancouver Island that got the exemption extended.
  - This is a government that professes to be supportive of affordable housing and this Pepper Lane land has little commercial or residential value as it is zoned for affordable housing.
- b. Joining BC Non-Profit Housing Association (BCNPHA) and evaluating their software
- The cost for our association to join at this time would be \$122/annual
  - **Motion** to join BCNPHA paying up to \$200/annually for membership. Moved by Paul, approved.
  - **Task: Paul to apply for membership on behalf of DCLTA**
  - By becoming a member of this organization we join with others to have a stronger voice for issues such as the tax exemption.
  - Pam reviewed the property management software that is available and reported that it is not useful for our small single project.

## 5. Pepper Lane

### a. Subdivision

- The cost for Steve Cabelleira H2O Environmental and Herold Engineering - from Walter "With various consultants I would estimate that we will need to be prepared for between 30-40K in preliminary planning and reports to get us ready for a registerable subdivision", however Paul suggests that this work should come in closer to \$5,000.
- Herold's proposal includes a number of items, ex. Sanitary system routing, fire suppression distribution, water service alignment, etc. Similarly with RB Engineering. Totalling about \$30,000, however this is more work than what is required by MoTI for subdivision. These consultants will bill only for the work they do on our behalf. Note: In the proposal from Herold there are clauses related to the termination of their agreement with us for various reasons including insolvency where by they would charge for the work done to date and may also include a charge for lost profits.
- Tim Lusic, Herold Engineering and Steve Cabelleira, H2O Environmental, are ready to proceed on the work to get us to subdivision with MoTI.
- After some discussion it was decided that DCLTA would move ahead with the work to prepare for subdivision but not move ahead with the subdivision completion until we have a firm commitment from BC Housing for funding.
- We have the money available to do the work to get subdivision ready.
- Motion: DCLTA directs Doug Olstead and Stephanie Slater to sign and deliver the Herold and RB Engineering contracts, indicating that work will only be provided up to the point of subdivision with MoTI, and that there is no termination penalty. Moved by Doug Olstead. Approved.

b. BC Housing funding

- Sue reported that she spoke with Adam, a senior Ministerial Assistant to David Eby. He is waiting to hear back from BCH regarding what grant money might be available, it is not clear at this time. BCH will advise Adam who will report back to Sue. Waiting.

c. Ministry of Municipal Affairs - By-law approval update

- Sue reported her frustration with the number of people she has spoken with and the number of times over several months (since November). We are told it will be soon. More waiting.
- It appears that the bylaws needed legal clearance with UNDRIP (United Nations declaration on the rights of Indigenous people), this is where they are currently held up.

## 6. Fundraising

- Sue reported that she has two more people joining us on the fundraising team: Joy Lacey and Christine Oliver.
- Sue has phone about 15 people from the list of lapsed members, half of whom will rejoin. Most want to drop their money at Abraxas.
- We need a strong membership to show that we have community support.
- There are 231 members - total - current and lapsed.
- **Task: Nancy to send the list of lapsed members with a privacy reminder, so that we can all phone people we know to encourage them to rejoin.**
- The fundraising committee will continue renewing lapsed members, think about re-vitalizing the dinner idea as spring nears and keep the brick path as a major fundraising campaign when we finally have funding for construction and have purchased the property.

## 7. Other

- Communication with Walter - it is challenging sometimes getting info in a way that is clear. Table this to the building committee.
- Distinguishing between building and board decisions - Some decisions need to be recorded at the board level, anything of substance, so any major decisions need to come back to the board either at the monthly meeting or if urgent by email.

Next meeting date.

Thursday March 10th by Zoom