

DRAFT
DCLTA 2022 Annual General Meeting Minutes
September 11, 2022
Community Hall - Back Hall

26 people in attendance

1. Call to Order (1:43PM) by Stephanie Slater (Co-Chair)

2. Consideration of the draft Agenda

2.1 Motion to accept the draft Agenda by Frank Frketich and seconded by DeNeen Baldwin **CARRIED**

3. Minutes of the 2021 AGM (circulated prior to meeting)

3.1 Motion to accept minutes by Nancy Hoyano & seconded by Steve Carballeira **CARRIED**

4. Directors 'Report (presented by Co-Chair Stephanie Slater)

A. Focus – Pepper Lane Milestones

- 1) Minister of Municipal Affairs approved amendment to the Denman Island Bylaws & OCP
- 2) Lawyer engaged to facilitate and coordinate the purchase of the Severn property
- 3) Sept 2021 – all pledges were honoured to a total of \$26K; anonymous donation of \$35K
- 4) Renegotiated purchase price to total of \$130K given increased land values
- 5) \$1K grant from Denman Works to build fence
- 6) Joined non-profit Housing Association
- 7) Engaged engineering firms in anticipation of construction
- 8) Conditions of Ministry of Transportation & infrastructure, Island Trust, and ALC fulfilled

B. Chickadee Place –property tax exemption removed; but later restored. Raises the question of how Pepper Lane will be treated in future.

C. DCLTA liaised with Island Trustees Critchley & Busheikin, CVRD Director Arbour, MLA Osborne, and MP Johns

D. Currently 112 members

E. Funding for construction; BC Housing in transition; therefore, as a result, DCLTA will need to go through formal application process (expected 2023).

F. Acknowledgements – Board of Directors (diversity of experience & expertise); members; donors; volunteers, including Virginia MacCuspic (volunteer bookkeeper; & John Mather, former Board member (fencing project)

G. Questions about the Directors 'Report

Deneen Baldwin: How long will it take BC Housing to review an application for funding? and Will BC Housing require specified materials and design?

Board member Pam Willis addressed both questions: It will take about a year to review applications (once BCH opens the call for applications). if a good case can be made for alternative materials and design, BC Housing may approve.

Motion to accept the Director's Report by Stephanie Slater and seconded by Steve Carballeira
CARRIED

5. Treasurer's Report presented by Treasurer Daryl McLoughlin

A. In January 2021 the financial records of the Denman Community Land Trust Association (DCLTA) were converted into Quick Books accounting software format. Due to this changeover, the 2020 and 2021 financial statements are not comparable as some of the categories were changed to allow the financial statements to be put into Quick Books.

B. Income in 2021 is up \$100K over 2020

C. \$10K contingency fund for operations related to the Chickadee Place home

D. There is sufficient money for property purchase & associated legal fees

E. Question about the Treasurer's Report

Brad Hornick: When will purchase occur?

Daryl answered that it would happen this year.

Motion to accept the Treasurer's Report by Daryl McLoughlin and seconded by DeNeen Baldwin
CARRIED

6. Election facilitated by Co-Chair Doug Olstead

A. Bylaws specify maximum of 11 Board members with 2-year staggered terms

B. Remaining Board members: Doug Olstead, Sue Hammell, Brad Hornick, Paul Beauchemin, Debbie Frketich

C. Nominees standing for election: Nancy Hoyano, Chris Wardman, Daryl McLoughlin, Pam Willis, John Clark and Stephanie Slater

D. Additional nominations from the floor were solicited; none being made

MOTION by Doug Olstead and seconded by Frank Frketich that the six nominees be elected for a 2-year term

CARRIED

7. MOTION to adjourn made by Stephanie Slater

CARRIED

ADJOURNMENT 2:23PM

Notetaker: Patti Willis