

DCLTA Board Meeting Minutes

Thursday Oct. 6, 2022.

In Attendance: Paul Beauchemin, John Clark, Debbie Frketich, Sue Hammell, Brad Hornick, Nancy Hoyano, Daryl McLoughlin, Doug Olstead, Stephanie Slater, Chris Wardman, Pam Willis. Note: Daryl left the meeting for a Fire Rescue call-out and returned.

1. Approval of agenda

- Move fundraising to follow the Treasurers report.
- Motion to accept the agenda as amended. Moved by Stephanie Slater. Passed.

2. Approval of minutes of Sept. 1, 2022

- a. Action items from previous minutes
 - AGM actions - completed
 - Follow up with Randy Cleveland - he agreed to join a committee for now
 - follow up with MoTI and IT re subdivision and property purchase - on-going
 - CVRD report - see 5. Pepper Lane business
 - Presentation to CVRD - completed.
 - Meeting with Denman Green - completed
- b. Motion to approve the minutes of Sept. 1, 2022. Moved by Stephanie Slater. Passed.

3. Board orientation

- a. Introductions of board members
- b. Organizational background - Stephanie and Doug reviewed the mission statement, the two projects (Chickadee Place and Pepper Lane, which is in progress), community support, the status of the Pepper Lane project, and the challenges DCLTA has faced with the current project.
- c. Board roles and responsibilities - Pam reviewed the difference between a working vs governance board. As a working board she explained the duties and responsibilities including the duty of care, the fiduciary responsibility, legal duties (reporting requirements), duty of loyalty, confidentiality and the duty of obedience (following mission and policies).
- d. Roles and responsibilities deferred.
- e. Confirmation of executive positions for 2022-23:
 - Co-chairs - Doug Olstead and Stephanie Slater
 - Treasurer - Daryl McLoughlin
 - Secretary - Nancy HoyanoMotion to stay with status quo positions until the next AGM. Moved by Pam Willis. Passed.
 - Committee Chairs (currently building, Debbie Frketich and fundraising Sue Hammell) - further discussion on committee structure deferred.

4. Treasurers report

- a. As of Sept. 30, 2022 DCLTA has:
 - 42,920.90 in its Chequing Account
 - \$136,595.95 in its Acquisition Fund
 - \$6205.54 in its Grant Funding Account
 - \$11,022.66 in its Rental Account
 - \$124.87 in its PayPal / CanadaHelps Account
- b. Daryl reported that we have the money required for the property purchase; to cover Walters expenses of \$1400.
- c. There will be upcoming legal expenses
- d. Motion to accept the Treasurers report. Moved by Daryl McLoughlin. Passed.

5. Fundraising

- e. CVRD Grant request
 - At the recent CVRD presentation, Denman Housing Association formally requested \$100,000, an amount similar to that which was given to Hornby Housing for the Beulah creek project. It was noted that this money will only be received when they get BC Housing money. It is proposed that DCLTA make the same request. Discussion and decision deferred until after the upcoming CVRD election.
- f. Housing pledge fundraising proposal
 - Representatives from DCLTA met with members of Denman Housing, and after much discussion came up with two motions to be considered by both boards. DCLTA passed both motions with some amendments to motion 1 (amendments in italics).

Motion 1

That the board endorse entering into a collaborative project between DCLTA and DHA to create a housing fund as per the following:

- A Joint Committee of DCLTA and DHA be formed to shape and manage this program
- The Committee will have equal membership from both groups
- The Committee will refer key decisions back to the two boards for approval
- The Committee will work out governance details and a terms of reference
- The Committee will, legally and financially, operate under the umbrella of DCLTA
- The initial fundraising approach under this project will focus on gaining pledges and donations from Denman Islanders *tied to the sale of real estate*.
- *This does not constrain the independent fundraising activities of either organization (DCLTA, Denman Housing).*

The motion was moved by Brad Hornick.
The motion as amended was moved by Stephanie Slater. Passed.

And further,

It was also agreed that having Laura Busheikin work with the Joint Committee to assist with the development of the specifics needed to realize the items in Motion 1 would be appreciated and helpful. Denman Works will cover her costs. The following motion (Motion 2) was made for the respective Boards to consider and endorse: up to \$2,000

Motion 2

That DCLTA and DHA engage Laura Busheikin to support the work of the Joint Committee by assisting with communications, strategic input and professional writing. It is understood that Laura's remuneration will be covered by Denman Works! as a part of the Denman Works! fundraising support program.

The motion was moved by Brad Hornick. Passed.

6. DCLTA Business

a. CVRD Report on Affordable Housing

- **ACTION: All** - review the report and provide feedback to Stephanie
https://cvrdagendaminutes.comoxvalleyrd.ca/Agenda_minutes/CVRDCommittees/EASC/19-Sep-22/z24%20R%20Warren%20Housing%20Support%20Opportunities%20on%20Hornby%20Denman.pdf

b. Bequest

- DCLTA is the recipient of one half of the estate of Andrea Davis which is expected to be approximately \$70,000. It will be received in due course.

c. Land Transparency Act

- DCLTA will require a lawyer. ACTION: Doug to contact JC to attend to this matter.

d. BC Healthy Communities PlanH report - deferred.

e. Josie Osborne mtg.

- Sue reported that the meeting was positive, and that she is supportive of our project. Min. Osborne will speak with David Eby and John McEown about the DCLTA Pepper Lane project. She is advocating for support for rural housing. Eby's report speaks to urban and rural housing.

f. Denman Housing Association meeting and social

- There were three members of the DHA board in attendance including Simon Palmer, Gracie MacDonald and Dawn Binnington. The meeting was positive. It

was agreed that the two groups should share information. The CVRD report was discussed, both groups will respond. Both groups will continue to work together on the housing pledge proposal.

- It was noted that during this meeting Simon never mentioned the idea of the merger of the two organizations while it did come up in the meeting regarding the Housing Pledge proposal.

g. BCNPHA conference

- Debbie will attend. Sue, Paul and Stephanie are also interested. They will discuss and decide who will go with Debbie.
- The conference is in Vancouver Nov. 21 - 23, 2022. The cost is \$640. One person can be subsidized by BCNPHA and one covered by DCLTA.

7. Pepper Lane business

- a. Rezoning by-laws passed!
- b. Doug and Pam to meet with Bev on Friday Oct. 7, 2022 due to purchase closing issues. They will provide an update after the meeting. An in-camera meeting to be held Nov. 12.

8. Next meeting - Thursday Nov. 3, 2022 at 9:30 am (Daryl to confirm the availability of the Gathering Place)