



Mamele'awt Qweesome Housing Society (MQHS)
General Meeting Minutes

Held: February 10, 2021 at 5:30 pm
Location: Via Zoom
Notice Given: January 6, 2021 via email

Board Members:

Present: Andrea Voss, Donna Blair, Darlene Kelly, Colette Trudeau

Others Present:

Chief Executive Officer: Janice Silver, Nadine Wasnick-Finance Manager,
Tracey Goodwin – notetaker
Guests: Bob Enns-Accountant Enns & Company,
Joe Frank – Accountant Enns & Company

Proceedings:

Meeting called to order: 5:35 pm

MOTION to accept the Agenda; was seconded and passed.

MOTION to accept Previous Minutes; was seconded and passed.

Finance:

Bob Enns and Joe Frank addressed the members and stepped them through the Financial Statements.

Board Members requested from Bob Enns a list of questions to assist with monitoring accounts. Item Note -next general meeting for follow up.

Board Members acknowledged and are thankful for the great report provided by Finance Manager Nadine Wasnick.

GST deficit: CEO Janice Silver and Finance Manager Nadine Wasnick to bring recommendations on handling penalties.

MOTION to table GST deficit to SGM; was seconded and passed.

Chief Executive Report: As read by Chief Executive Officer Janice Silver, detailed report posted.

Property update: Waterstone, Yalestone and Riverstone.

AHMA - The Extraordinary Expense request was approved.

HR/Staffing – Filling positions, Executive coaching

Chartered Housing Professional Program – CEO shared she has completed and passed!

The Board thanked CEO for a well-prepared report and congratulated her on successful course completion



New Business:

- Addendum to Policy – Human Resource Consultant, Andrea Stimpson, to review and provide feedback to the Board.

MOTION to table Addendum to Policy to next General Meeting; was seconded and passed.

- New development opportunity – proposal was sent to BC Housing for redevelopment of the Spadina Ave Church Property. The proposal includes 74 units of 1 & 2-bedroom units for seniors and single parent families. The bottom floor would be commercial space leased to the church. For BC Housing to consider this project MQHS was advised to offer additional equity to the project. CEO Janice Silver is seeking board approval to offer \$1 million cash equity to the project.

MOTION to table Spadina Ave to SGM; was seconded and passed.

- Human Resource Consultant - Subcontract through Brackish Consulting with HR Consultant - Andrea Stimpson of Pro COAL Consulting. Andrea will be in office once/week during February and March to do a thorough audit of all our current HR resources and procedures.
- New Board Members Website: Board members introduced with short tour, all approved. Board thanked Tracey for creating new system.
- Finance – As stated above, agenda item moved in meeting sequence.

Discussion items

Occupancy: CEO Janice Silver reports Yalestone currently has four 2 bedrooms left to fill, occupancy process will speed up considerably with Tenant Relations positions being filled and COVID rental restrictions lifted.

Board Recruitment: Madame Chair, Andrea Voss stated Board will look at recruitment once COVID 19 restrictions lifted.

Board Dues: Carry over until safe to gather in person.

Members adjourned meeting: 7:33 PM

Next Meeting:

**Special General Meeting – Quorum required
Tuesday March 2, 2021 @ 5:30 pm via Zoom**