



**CAPITAL REGION HOUSING CORPORATION.
BOARD OF DIRECTORS MEETING**

Meeting Minutes of Tuesday, July 26, 2011
Room 107, 625 Fisgard Street

Present: Directors G. Lewis (Chair), P. Lucas, C. Thornton-Joe, M. Miller, T. Danha
Regrets: Directors S. Brice, L. Cross
Staff: A. Jaarsma, R. Loukes, C. English (Recorder)

The meeting was called to order at 8:55 am.

1. APPROVAL OF AGENDA

Director Lucas requested the addition of an agenda item to be discussed In Camera, and a motion to move In Camera was added to the agenda as item 7.

It was MOVED by Director Danha, SECONDED by Director Lucas to approve the Agenda as amended.

CARRIED

2. APPROVAL OF MINUTES OF MAY 24, 2011

It was MOVED by Director Lucas and SECONDED by Director Danha that the Minutes of May 24, 2011 be approved.

CARRIED

3. QUARTERLY REPORT

Amy Jaarsma reviewed the Quarterly Report with the Board and reviewed the current surpluses and deficits in the various portfolios.

It was MOVED by Director Lucas and SECONDED by Director Miller to receive the Quarterly Report for information.

CARRIED

4. PROPERTY MANAGEMENT REPORT

Negotiations continue with BC Housing to determine funding for repairs needed at some Corporation buildings, with mixed results.

The Board discussed rising vacancy rates in the region and the impact this may have on the Corporation.

It was MOVED by Director Thornton-Joe and SECONDED by Director Lucas to receive the Property Management Report for information

CARRIED

5. MICHIGAN SQUARE ROOF REPLACEMENT CONTRACT

It was MOVED by Director Thornton-Joe and SECONDED by Director Lucas

1. That the Board of Directors authorizes any two members of the Executive Committee to execute a contract for the roof replacement at Michigan Square for an amount not to exceed \$650,000.

CARRIED

6. EARLY-NOTICE INCENTIVE PILOT PROGRAM – FINAL REPORT

The Board discussed the positive results of the one-year pilot program. A brief discussion was held on strategies which may increase uptake of the program.

It was MOVED by Director Miller and SECONDED by Director Danha

1. That the Board of Directors approves a permanent early-notice incentive program based on the existing guidelines; and
2. Staff will provide recommendations to the Board for consideration of amendments to the program based on further analysis and staff and tenant consultation.

CARRIED

7. MOTION TO MOVE IN CAMERA

It was MOVED by Director Lucas and SECONDED by Director Thornton-Joe to move In Camera in accordance with the *Community Charter*, Part 4, Division 3, Section 90 (1) (e) *the acquisition, disposition or expropriation of land or improvements.*

CARRIED

The meeting moved In Camera at 9:47 am and resumed in open session at 10:00 am to Rise and Report.

8. RISE AND REPORT

The Board reported that it wished to re-establish communication with Vancity with respect to potential affordable units at Dockside Green. Staff was directed to prepare a letter to Vancity confirming that the Corporation has always been clear and consistent in its intention to partner on an affordable housing project at Dockside Green.

9. ADJOURNMENT

It was MOVED by Director Danha and SECONDED by Director Lucas to adjourn the meeting.

CARRIED

The meeting adjourned at 10:00 am.



Griffin Lewis, Chair



Colleen English, Recorder