



**Houselink Community Homes
Board Meeting Minutes
December 17, 2019**

Present: Phillip Dufresne (Chair), Linda McNeil, Colette Snyder, Carole King, Steve Rogers, Charles Finlay

Phone: Natalie Ochrym

Regrets: Esther Mwangi, Mary Modeste, Joann Sochor, Richa Jagota

Staff: Brian Davis, Helen Cheung and Monica Vaus (minutes)

Approval of Agenda

Moved by: Steve Rogers

Seconded by: Colette Snyder

Carried

Conflict of Interest

None

Consent Agenda Items

Receiving and approval of consent items

Moved by: Carol King

Seconded by: Natalie Ochrym

Carried

Business Arising & Any Consent Agenda Items Requiring Action or Further Discussion

A question arose about the opportunity to use some of our units that are difficult to rent for transitional housing. Houselink is exploring a partnership with Cota that has recently received funding to expand a supportive housing program and they are seeking to house individuals for a short period until they acquire more permanent housing in the private sector using rent supplement funds. Generally, our shared housing is used as a 'transition' to self-contained so this may be an effective way to reduce our vacancy loss and meet a community need.

End of Operating Agreements

The December Executive Director Report provided an update on the potential impact of subsidiaries ending as operating agreements end. Brian requested that all Board members become fully immersed in the ramifications of the end of operating agreements as well as mitigation plans. Brian will continue to report on progress as this unfolds and it will be outlined in the revised Risk Management Plan.

Action: The Risk Management Plan will be taken to the Management Team for revision.

Action: The Quality and Accountability Committee will meet to vet the Risk Management Plan before it goes to the Board.

Status of Housing and Maintenance Performance Report

Brian Taheny reported that in general, our owned properties are in good condition and regular maintenance is evident throughout the portfolio. Some non-owned properties, however, remain a problem due to market forces.

It was noted that the graph on page 8 entitled "Prediction of Year End Capital Reserve Balances over the Next 20 Years – without a \$90,000 Annual Contribution from the MOH<C" is last year's graph and out of date.

At the end of the report, the Board agreed that the maintenance and property services team do a fantastic job.

Action: Add the word *million* after \$25 in the explanation of purchase liability on page 15 of the report.

Action: Brian Taheny to pass on the Board's thanks to the maintenance and property services team.

Motion to Receive Status of Housing and Maintenance Performance Report

Moved by: Charles Finlay

Seconded by: Steve Rogers

Carried

Adjournment

Moved by: Colette Snyder

Seconded by: Charles Finlay

Carried

Minutes approved as presented

A handwritten signature in cursive script that reads "Phillip Dufresne".

Phillip Dufresne, Chair

January 21, 2020
Date

