



CANMORE COMMUNITY HOUSING

Board of Directors Meeting Minutes

The Classroom – Civic Centre

November 3, 2022

3:00 p.m. – 5:00 p.m.

Board Members in Attendance:

Rob Murray	Todd Kunst
Jessie Fonseca	Jamie Findlay
Sean Krausert	Tanya Foubert
Wade Graham	Jeff Mah

Board Members Absent: Lisa de Soto

Others in Attendance: Dougal Forteath, CCH
Whitney Smithers, ToC

Rob Murray called the meeting to order at 3:00 p.m.

1) Agenda Approval

November 3, 2022 Agenda

Motion 2022.069 Moved by Jessie Fonseca to approve the November 3, 2022 Consent Agenda as presented.

CARRIED

2) **Business arising from Minutes**
N/A

3) a. CCH Board – officer appointments

Motion 2022.070 Moved by Sean Krausert that, effective November 3, 2022 the following CCH officer positions be appointed for a 1-year term expiring December 15, 2023 or until such time the Board completes its officer appointments for the 2023-2024 term: Rob Murray – Chairperson; Jessie Fonseca – Vice-Chairperson; Todd Kunst – Treasurer; and Tanya Foubert – Secretary.

CARRIED

b. Peaks Estates -CCH Vital Homes eligible units

Motion 2022.071 Moved by Tanya Foubert that the board approve sending the attached letter, under the board chairperson’s signature, to boardwalk’s Community Director and cc’in the Residential Tenancy Act.

CARRIED

Motion 2022.072 Moved by Sean Krausert that accompanying the cc’ed letter (2022.071) a cover letter to the Residential Tenancy Act requesting that the practice of requiring additional months pre-payment of rent, over and above first month and security deposit, be prohibited.

CARRIED

Motion 2022.073 Moved by Rob Murray to go in-camera at 3:28 p.m. as the Board is reviewing proposals with costs to facilitate the strategy session, disclosure of this information would be harmful to the business interests of the proponent. **CARRIED**

c. Board Strategy session -confidential

Motion 2022.074 Moved by Todd Kunst to come out of camera at 3:48 p.m. **CARRIED**

Motion 2022.075 Moved by Jamie Findlay to proceed with the Whistler Centre for Sustainability proposal to complete the bold community housing approaches workshop. **CARRIED**

d. CCH audit – Avail audit proposal

Motion 2022.077 Moved by Todd Kunst the Board accept Avail CPA’s audit proposal and confirm Avail as CCH’s auditor for fiscal year 2022 and 2023. **CARRIED**

Motion 2022.078 Moved by Tanya Foubert to go in-camera at 3:55 p.m. as the Board is receiving advice from officials specific to policy programming not yet approved by the Board, and by extension not yet in the public realm. **CARRIED**

e. Vital Homes homeownership program – confidential

Motion 2022.079 Moved by Jeff Mah to come out of camera at 4:35 p.m. **CARRIED**

Motion 2022.080 Moved by Tanya Foubert that the Vital Homes homeownership program be amended by eliminating the asset test requirement, increasing the income threshold to \$250,000 effective January 1, 2023, and then adjust the income threshold annually to inflation year over year until the next federal census (2026) data is available. **CARRIED**

Motion 2022.081 Moved by Sean Krausert that recommendations 2&3 be postponed to the December 1, 2022 meeting agenda until the board is updated about the municipal reserve designation on Lot 28. **CARRIED**

4) New Business
N/A

5) Motion resolution Action list
No action required

6) Meeting Adjournment

Motion 2022.082 Moved by Wade Graham to adjourn the meeting at 4:57 p.m. **CARRIED**



Managing Director



Chair

APPROVED December 1, 2022 Motion 2022.083
CANMORE COMMUNITY HOUSING CORPORATION