**Dalhousie Non-Profit Housing Co-operative Inc.**

**755 Somerset Street West, Ottawa ON**

**Board of Directors Meeting**

**March 9, 2015**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Present:** Shannon Balla, Roy Pommainville, Ashley Atton, James Lalonde, Guillermo Camacho, Ignacio Rodriguez

**Regrets:**  Tim Lalonde, Wendy Dixon, Nancy-Prevost-Segbe, Dominique Lamarche

**Others:** Penelope Winter, Fazeela Jiwa

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Meeting was called to order at 7:07 pm. Shannon Balla chaired the meeting and Penelope Winter took the minutes. Quorum was established with six directors present. Guillermo declared a conflict of interest with respect to the bid by Angelo Peloso and left the room for that item.

**1. Approval of Agenda**

**Moved by/Seconded by Roy Pommainville/ Ashley Atton Adopted**

**BE IT RESOLVED THAT** the agenda be approved with update on the management model selection process, a concern about the quote on Lebreton stairs, and the newsletter.

**2. Approval of minutes March 2, 2015**

**Moved by/Seconded by Ashley Atton/ Roy Pommainville Adopted**

**BE IT RESOLVED THAT** the minutes of March 2, 2015 be approved.

There were some questions around the process of electing officers. It was agreed this item would be added to a future meeting’s agenda.

**3. Furnace Report**

Office staff reported that they had not yet received an adequate written report from Angelo Peloso regarding the annual furnace service work and the problems he encountered. He has completed the service on all furnaces but one.

**4. Maintenance Quotes**

 Furnace for 139 Primrose (Guillermo Camacho absent for this item):

Office staff explained that there was now a red tag on the furnace at 139 Primrose, meaning the Co-o has a limited time to replace the furnace.

**Moved by/Seconded by Ashley Atton/ Roy Pommainville Adopted**

**BE IT RESOLVED THAT** that the Co-op hire J. C. Robinson to install a Goodman furnace for $3,257.00. Two in favour – James and Ignacio abstained.

Lebreton Stairs:

There was a question as to why this item had not been discussed by the Maintenance Committee to which office staff replied that they thought it was an emergency due to rotten basement stairs being a safety hazard, but also that they had consulted with both Roy Pommainville and Frank Graham who are members of the maintenance committee and who agreed it was an emergency.

**Moved by/Seconded by Roy Pommainville/ James Lalonde Adopted**

**BE IT RESOLVED THAT** that the Co-op hire J.C Fowler Renovations to rebuild 4 staircases at Lebreton for a price of $3600, but that he be given a deadline and be told to clean up the site.

It became clear in the course of discussing this item that the Co-op needs to come to an agreement on how maintenance work is done at Dalhousie Co-op (role of emergency and maintenance reps, cluster, office, board and members).

**5. Laurier Cluster future:**

Office staff briefed the board on CCOC’s redevelopment of the building at 140 Bronson and their invitation to include the Laurier properties in the redevelopment. It was agreed that more information is needed on both the cost of keeping the existing building and developing a new one. Laurier cluster needs to be involved in this discussion.

**6. Cluster budgets timetable:**

Directors discussed the proposed timetable, which is very tight given the conversation around management models as well.

The board will need to think about how to have the conversation with members on internal subsidy.

**7. Meeting schedules and training plans:**

Marie-Josée will meet with the board on March 16th to present her research and what she proposes to present to the open information session scheduled for March 25th. Board Basics training with a CHASEO facilitator who will tailor the session to Dalhousie Co-op’s needs will be held on April 13th.

Board Basics in April 13th; next board meeting Monday, April 20th unless the reply to the City has to go in before the end of March.

**8. Next Meeting**

The next meeting of the board will be on April 20th, 2015, unless the reply to the City’s site visit report is due by the end of March, in which case the next meeting will be March 30th 2015.

The meeting was adjourned at 9:20pm.

**CERTIFIED** to be the minutes of a meeting of the Board of Directors of Dalhousie Non-Profit Housing Co-operative Inc. held on March 9, 2015.

**Signed**

Nancy Prevost-Segbe, President Date

Ignacio Rodriguez, Corporate Secretary Date