

Boreal Housing Foundation
Regular Board Meeting
April 25, 2024
BHF Main Office - High Level

In Attendance:

Crystal McAteer	Julie Melville	Darrell Derksen
Dale Wiebe	Sylvia Kennedy	Cameron Cardinal 10:06am

Absent: Daphne Lizotte Michelle Farris Jocelyn Asels

Administration: Mary Mercredi - CAO
Roxanne Klassen - EA

Members of the Public: Councillor Eileen Morris

Call to Order: Crystal called the meeting to order at 10:05am.

Agenda

- 24-006 **Approval of Agenda**
Moved by Crystal
That the agenda be approved as amended.
Carried
- 24-007 **Meeting Minutes**
Moved by Darrell
That the March 13, 2024 meeting minutes be approved as presented.
Carried
- 24-008 **Meeting Minutes**
Moved by Crystal
That the March 28, 2024 meeting minutes be received for information.
Carried

New Business

- 24-009 **Housing Budget**
Moved by Julie
That the Housing Budget be approved as presented.
Carried

24-010 **BHF Meeting dates and times going forward**
Moved by Crystal
That Regular Board Meeting dates be changed to the last Monday of each month.
Carried

24-011 **NEW Policy: HSG-022 Market & Affordable Housing Rental Rates for 2024**
Moved by Crystal
That BHF use High Level's income threshold for market and affordable housing rates, due to the statistical interpretation of threshold numbers for La Crete and Fort Vermilion being skewed.
Carried

24-012 **NEW Policy: HSG-023 Caps for RAB Program**
Moved by Julie
That the RAB Program cap be set at \$400 and the minimum at \$100 per month, due to the statistical interpretation of income threshold numbers for La Crete and Fort Vermilion being skewed.
Carried

24-013 **RFD - Surplus Funding**
Moved by Darrell
That BHF choose Option 1 from Philip Henke's email: "Apply the entire surplus of \$332,938 towards the \$575,000 operating deficit of Mackenzie House Seniors Lodge, which will reduce the requisition."
Cameron Cardinal **YES** Sylvia Kennedy **NO** Julie Melville **NO**
Darrell Derksen **YES** Crystal McAteer **NO** Dale Wiebe **YES**
Defeated

24-014
Moved by Crystal
That BHF choose Option 3 from Philip Henke's email: "Maintain the entire estimated surplus of approximately \$332,938 for Community and Seniors Self-Contained housing portfolio for additional operating and maintenance expenses in 2024. *The entire operating deficit of \$575,000 for Mackenzie House Seniors Lodge would then be requisitioned."
Carried

10:45-11:11 Angie Mann & Trenten Derksen join meeting, via Teams, to provide an update from AHS.
24-015
Moved by Darrell
That the information be received for information.
Carried

Break: 11:11 - 11:15am.

24-016 **RFD - Parking Lot**
Moved by Crystal
That the 15 stall parking lot with plug-ins proceed, pending new quotes with pavement (not cement) do not exceed \$250,000.

Carried

24-017

RFD - Fence

Moved by Sylvia

That the fence with smaller linear footage proceed, pending quotes not exceeding \$75,000.

Carried

24-018

RFD - Revisit Motion 23-108 Basements vs Crawlspace

Moved by Crystal

That motion 23-108 "Moved By Crystal; That the remaining units be moved onto the same type of foundation (basement/crawlspace) from which they are removed." be rescinded.

Carried

24-019

Moved by Sylvia

That the remaining ASHC units be moved onto crawlspaces on the basis of government email Item 1 "No additional funding will be provided by ASHC. Boreal will be responsible for any cost overruns and should be actively seeking cost savings where possible (As per Clause 17 of the funding agreement).

Carried

24-020

RFD - Revisit Motion 23-102 Paid off SRHI Units

Moved by Crystal

That these tenants provide a legal document stating their desire to remain on their current lots, understanding and agreeing that they are absolving BHF of any future responsibility for these properties.

Carried

24-021

RFD - Lots 4902-47St. & 4906-47St.

Moved by Julie

That BHF present a sales offer for the assessed value for each lot, contingent on the legal document from Motion 24-020.

Carried

12:37pm Crystal exits meeting.

12:38pm Eileen exits meeting.

24-022

Policy Review: GOV-001- Roles and Responsibilities

Moved by Sylvia

That policy GOV-001 Roles and Responsibilities be approved as reviewed.

Carried

24-023

In Camera 12:48pm

Moved by Cameron

24-024

Out of Camera 1:02pm

Moved by Sylvia

- 24-025 Moved by Dale
That performance review forms be sent to the board members for CAO and the
Housing Manager.
Carried
- 24-026 **Policy Review: GOV-002 Code of Ethics**
Moved by Cameron
Tabled
- 24-027 **Policy Review: GOV-003 Executive Structure**
Moved by Cameron
Tabled
- 24-028 **Policy Review: GOV-004 Committee Structure**
Moved by Cameron
Tabled
- 24-029 **Policy Review: GOV-005 Term of Office**
Moved by Cameron
Tabled
- 24-030 **Policy Review: GOV-006 Meetings**
Moved by Cameron
Tabled
- 24-031 **Policy Review: GOV-007 Pecuniary Interest**
Moved by Cameron
Tabled
- 24-032 **Policy Review: GOV-008 Disqualification of Board Members**
Moved by Cameron
Tabled
- 24-033 **Policy Review: GOV-009 Financial Management**
Moved by Cameron
Tabled
- 24-034 **Policy Review: GOV-010 Travel and Expenses Rates**
Moved by Cameron
Tabled
- 24-035 **Policy Review: GOV-011 Policy Development Process**
Moved by Cameron
Tabled
- 24-036 **Policy Review: GOV-012 Governance Style**

Moved by Cameron
Tabled

24-037 **Policy Review: GOV-013 Media Relations**
Moved by Cameron
Tabled

24-038 **Policy Review: GOV-014 Interest Charge on Overdue Requisitions**
Moved by Cameron
Tabled

24-039 **Policy Review: GOV-015 Board - Staff Relationships**
Moved by Cameron
Tabled

24-040 **Policy Review: GOV-016 Clarity on MO H011/2023**
Moved by Cameron
Tabled

24-041 **Policy Review: GOV-017 Resident Concerns Resolution Process**
Moved by Cameron
Tabled

24-042 **Policy Review: GOV-018 Board Attendance at Conventions**
Moved by Cameron
Tabled

24-043 **Policy Review: GOV-019 Attendance at Board Functions**
Moved by Cameron
Tabled

Reports - CAO & Financial

24-044 **Mackenzie House**
Moved by Cameron
Tabled

24-045 **Housing**
Moved by Cameron
Tabled

24-046 **Grants & Reserves & SRHI**
Moved by Cameron
Tabled

24-047 **Arrears Report**
Moved by Cameron

Tabled

24-048

CAO Report
Moved by Cameron
Tabled

24-049

Information Items

Moved by Cameron
Tabled

Next Meeting Date:

That the next regular board meeting be set for May 27, 2024.

Adjournment:

24-050

Moved by Cameron
That the meeting of April 25, 2024 be adjourned at 1:04pm.
Carried



Cameron Cardinal, Chair



Mary Mercredi, CAO