

OWEN SOUND MUNICIPAL NON-PROFIT HOUSING CORPORATION
MINUTES OF MEETING
JUNE 20, 2023

Minutes of the meeting of the Board of Directors held Tuesday, June 20, 2023 at The Thomson Amenity Room.

PRESENT: Chair Ruth Lovell Stanners, Vice Chair Rod Wyatt, Secretary Jan Chamberlain, Treasurer Gwynda McKee, Director Ellen Anderson, City Representative Carol Merton, Executive Director Shari Huber

ABSENT: Director Selwyn Hicks

GUEST: Hazel Logan

CLOSED MEETING: None

COMMENCEMENT: 2:00 p.m.

CONFLICT OF INTEREST: None

REGULAR MINUTES: MOVED BY: Wyatt
SECONDED BY: Anderson

THAT the minutes of the regular meeting held May 16, 2023 be approved as presented.

CARRIED

MOVED BY: Anderson
SECONDED BY: Chamberlain

THAT the minutes of the special meeting held May 18, 2023 be approved as presented.

CARRIED

BUSINESS FROM MINUTES: None

CHAIR: Chair informed Board members that the City officially appointed Selwyn Hicks to our Board.

SECRETARY: MOVED BY: Chamberlain
SECONDED BY: Merton

TO receive HSC June Update as circulated.

CARRIED

Discussion followed regarding property insurance rate increases and the following motion was made:

MOVED BY: Anderson
SECONDED BY: Merton

TO the Federal Minister of Housing and Diversity and Inclusion Ahmed Hussen as well as Ontario Minister of Municipal Affairs and Housing Steve Clark

Whereas:

The rising cost of community housing property insurance is exceeding the inflation rate in Canada and:

Whereas:

The rising cost of community housing property insurance is making operations of community and affordable housing precariously unsustainable and;

Whereas:

As providers of community and affordable housing who must follow the regulated rent increase mandated by the Ontario government and;

Whereas:

We wish to express our frustration and dismay over the extreme price increases in community housing property insurance particularly during the past couple of years;

The Board of Directors formally request an inquiry into escalating costs for property insurance as it applies to community and affordable housing across upper and lower tier municipalities in Ontario and across Canada.

CARRIED

MOVED BY: Chamberlain
SECONDED BY: Merton

TO receive ONPHA June Board Connections as circulated.

CARRIED

PERSONNEL: MOVED BY: Chamberlain
SECONDED BY: Anderson

TO approve Contract Job Description for a Resident Services Coordinator as amended.

CARRIED

TREASURER: MOVED BY: McKee
SECONDED BY: Wyatt

TO approve Operating Voucher #370 in the amount of \$140,397.24 as presented.

CARRIED

Huber reviewed the Estimated year end operating expenditures.

Board members expressed their concerns about the cost of property insurance that occur in the past year as a result of our carrier giving notice that they would no longer insure any non-profit housing providers as of November 2022.

A letter was forwarded to the County of Grey requesting assistance with insurance premiums moving forward.

MOVED BY: Anderson
SECONDED BY: Wyatt

TO receive Bluewater Ridge Estimated Revenue and Expenditure Report to May 31, 2023 as presented.

CARRIED

MOVED BY: Anderson
SECONDED BY: McKee

TO received Non-Profit Housing Estimated Revenue and Expenditure Report to May 31, 2023 as presented.

CARRIED

MOVED BY: Anderson
SECONDED BY: McKee

TO approve 2023/2024 Non-Profit Housing Operating Budget as presented.

CARRIED

EXECUTIVE
DIRECTOR:

Huber informed Board that, since September 2022, staff has renovated or readied 89 units for new occupants.

MOVED BY: Merton
SECONDED BY: Chamberlain

TO approve quotes received from JP Commercial Contractors Inc. in the amount of \$25,545.00 and \$38,185 for replacement of 15 patios at Bayfield Landing

AND FURTHER to approve, if necessary, the replacement of fencing at a cost of \$7,180 and \$9,780.

CARRIED

Huber circulated the Audit Representation Letter presented by Bakertilly for the 2022/2023 financial audit.

Lovell Stanners noted the actual pricing, as agreed to in the tender process, was not listed in the document.

Merton noted that the document is not signed by the auditor performing the work.

MOVED BY: Merton
SECONDED BY: Anderson

THAT Bakertilly be ask to revise Audit Representation Letter to include pricing and auditor signature before Executive Director signs document.

CARRIED

OTHER BUSINESS: Huber reminded Board that the Regular July Board meeting will not occur but that Board will meet with Centre for Organizational Effectiveness consultant on July 20 for a 3 hour Board Governance Training session. Training to be held at Odawa Heights, The Thomson Amenity Room commencing at 10 a.m.

Board discussed how funds could be raised to assist Non-Profit Housing in light of budgetary concerns. It was agreed that this item would be discussed at a future Board meeting.

**NEXT REGULAR
MEETING:**

Tuesday, August 15, 2023 at 2 p.m.

ADJOURN: The meeting was adjourned at 3:20 p.m. by the Chair.

Ruth Lovell Stanners, Chair

Jan Chamberlain, Secretary