



West Lorne Heritage Homes Charitable Corporation
154 Munroe St., West Lorne, Ontario N0L 2P0
Tel: 519-768-3474 / e-mail: wlhh.pattyreid@gmail.com

Board of Directors Meeting....Monday, January 27th, 2025 @ 1:00pm

Directors Present: Richard Leatham, Heather Bell, Taraesa Tellier, Norma McPhail,
Marg Varga & Gwen McLain
And Patty Reid – Property Manager

Absent: Cidelia Coelho, Diane Nestor

1. **Approval of Agenda:** Motion: Norma M. Second: Marg V. All in Favour: Carried
2. **Approval of minutes: November 25th, 2024:** Motion: Marg V. Second: Taraesa T. All in Favour: Carried
3. **Declaration of conflict of Interest:** N/A
4. **Correspondence:** CRA acknowledging organization's return period ending March 31, 2024
5. **Business arising from the minutes if not part of regular reports:** N/A

6. Reports:

Heritage Homes:

- BMO – moving out of West Lorne; will have to see if any other banking institutions are planning to come in; all banking is moving to Glencoe's location.
Patty to ask Brook at Caledonia on their banking with the Alterna Savings in Dutton
- Boiler issues; had to replace 2 different circulating pumps – cost was \$2,480 plus HST.

HUB: -

- Issues with regulating heating of the front offices and the activity rooms. Heat would be turned down for certain activities in the activity rooms/kitchen since thermostat located in activity room, thus affecting front offices and making them cold. Patty emailed supervisor and manager from Health Centre to not be adjusting heat. Also looking at getting additional heating for front offices.
- Front entry door was looked at by ProAble. Hopefully will be hearing back soon to get repaired.

Heritage Homes Tenants: - Report from Marg V. that all the tenants are happy. John L. to look at noises coming from attic on south east side affecting about 4 tenants.

- **Financial Report:** October & November 2024 – Motion: Norma M. Second Heather B. All in Favour: Carried.

7. Committee Reports & New Business:

- Heather B. met with Rob Flack in St. Thomas to discuss the Health Centre's needs along with the need for housing for seniors. Mr. Flack is interest in housing and in our project. Very interested in Bill Denning doing fund raising.
- Bill Denning has an upcoming meeting to discuss our needs and about fund-raising for our housing. Bill would also like to know approx. amounts for recognition and what levels for donations.
Board suggestions are; Plaques, room names, etc for \$50,000-\$100,00 and up and large 1mill donation would be name incorporated in building name. Smaller amounts will still be acknowledged with a 'giving tree' with leafs or something similar.
Patty to look at costs of plaques etc. in regards to this.
- Claudio from Devonshire Consulting was looking at requesting funds for the first phase of development – which costs are approx. \$525K – and wanted to know if Heritage Homes would be OK getting one from the community foundations to place a mortgage on the property with the payout of the mortgage to be made from the grant monies from CMHC. The census for the board was if we do not get any monies from CMHC, than we are on the hook for this mortgage and payments. The Board does not agree with doing this. Patty will inform the Consulting firm.

Next Meetings: Monday, March 24th @ 1:00 pm

Adjournment: Motion: Norma M. Second: Heather B.; All in Favour: Carried