



**West Lorne Heritage Homes Charitable Corporation**  
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**Board of Directors Meeting....Monday, March 24th @ 1:00pm**

**Directors Present:** Richard Leatham, Heather Bell, Cidelia Coelho, Taraesa Tellier,  
Norma McPhail, Marg Varga  
And Patty Reid – Property Manager

**Absent:** Gwen McLain, Diane Nestor

1. **Approval of Agenda** with changes of date of approval of January 27<sup>th</sup>, 2025 not 2024 and Next Meeting date from March 24<sup>th</sup>, 2025 to May 26<sup>th</sup>, 2025  
Motion: Heather B. Second: Cidelia C. All in Favour: Carried
2. **Approval of minutes: January 27<sup>th</sup>, 2025:** Motion: Taraesa T.. Second: Norma M. All in Favour: Carried
3. **Declaration of conflict of Interest:** N/A
4. **Correspondence:**
  - Received a cheque from Salus Mutual Ins. In the amount \$567 in regards to their proportional amount for non-auto policies for 2024.
  - Any Electric – Estimate quote for replacing fluorescent lights with new LED fixtures along with have the Save on Energy Grant for both the Heritage Homes and HUB buildings. Amount before tax \$14,515.38. The Board has asked me to ask Any Electric if we can just replace sensor at the Heritage Homes hallway fluorescent lights. At this time we cannot do the big replacements at the two buildings.
5. **Business arising from the minutes if not part of regular reports:**
  - Hub Main Entrance Door – ProAble fixed and replaced arm, etc. week of March 17<sup>th</sup>. Have not been given final bill. Quote was for \$5,302.00
  - BMO – 3<sup>rd</sup> party billing for direct withdrawal for tenants monthly rent. Will look into these costs after BMO moves location in July 2025. Patty asked property manager at Caledonia and they are being charged now as well for direct withdrawal/deposit for rent from tenants.

## **6. Reports:**

### **Heritage Homes:**

- GIC Came up for renewal/direct deposit into our account. Total amount was \$48,429.72. Will not reinvest at this time as these monies will be used for expenses for new build.
- Motion to put \$10,000 into the HUB account to cover current expense of Main Door Entrance and new Hot Water tank at the HUB as well. (will know total when get final invoice from ProAble). Motion by Marg V. Seconded by Cidelia C. All in Favour: Carried.
- Long time tenant, Martha Kys passed away on Saturday, March 22<sup>nd</sup>. Patty to find new tenant this week. Patty asked to get card on behalf of Board to family.

### **HUB: -**

- Front Door completed.
- Hot Water tank stopped heating up water. Original tank – was replaced by Penney's Plumbing and Heating. Cost was \$4,750 (this includes tax)

### **Heritage Homes Tenants:**

- Flu was going around last few weeks. Marg V. put notice up that all activities cancelled in common room, including exercise class at the HUB so all can recover during that time. Activities are back (coffee in morning and cards and bingo at night)
- In regards to Martha Kys, visitation is Friday, March 28<sup>th</sup> @ 5:00-8:00 pm and mass with lunch to follow on Saturday, March 29<sup>th</sup> @ 11:00 am at St. Marcy's.
- Patty to look into and tell family that Ms. Kys daughter cannot be staying overnight in apartment anymore.

## **7. Financial Report: December 2024, January and February 2025;**

- Have clarification of what Unearned Revenue is, clarification of #9030, Insurance expense, and clarification on why Telephone Expense and Internet Expense off on budget\_ – Motion to accept on clarification: Norma M. Second Heather B. All in Favour: Carried.

## **8. Committee Reports & New Business:**

- Patty received a link/contact to fill out a lengthy application/form from BMO in regards to asking for \$1,000,000.00 donation to new build. She will try to get this done in the next few weeks. Board mentioned if she needs help to let them know and they will try to do what they can to help her if need be.

**Next Meetings:** Monday, May 26, 2025 @ 1:00 pm

**Adjournment:** Motion: Taraesa T. Second: Heather B.; All in Favour: Carried