



West Lorne Heritage Homes Charitable Corporation

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Board of Directors Meeting....Monday February 28, 2022

Directors Present: Jerry Galbraith, Robert White, Cidalia Coelho, Taraesa Tellier, Marg Varga
& Gwen McLain

Patty Reid, Property Manager

Absent: Julie Newman

Guest/Prospective Director: Richard Leatham

1. Approval of Agenda: Motion : Robert, Second: Cidalia. All in Favour: Carried
2. Approval of minutes of meeting November 1st, 2021: Motion: Taraesa, Second; Robert. All in Favour: Carried
3. Declaration of conflict of Interest: N/A
4. Introduction of prospective Board Members: In regards to the tenants reps. Gwen McLain is replacing Marlene Goos
Richard Leatham: introduced to Board; gave a synopsis on his experiences and what benefit he can bring to the Board

Board Acceptance vote; Motion to welcome Richard to Board: Robert, Second: Marg. All in Favour: Carried
5. Correspondence: MPAC for 2020; from 1,246,000 to 2022 1,264.000; \$18,000 increase from last assessment (2016)
6. Business arising from the minutes if not part of regular reports: Work for the weather stripping was not able to be done November/December 2021. Work to be scheduled spring / summer this year
7. Reports:
HUB:
 - a) Health Centre requested approval to have freezer removed from activity room and moved to Health Centre and requested to put shelving in spot of freezer. Was approved through email. Motion to accept request by Marg, Second: Cidalia. All in Favour: Carried.
 - b) Talbot Trail Physio's lease agreement coming up for May 1st. Based on the COLA, the max increase for 2022 that the Board capped is 2%. The rent would go from \$2,100/mth to \$2,142/mth. Waiting to hear back from Physio in regards to the new terms.

- c) Kitchen rental from Meals on Wheels ended January 4th, 2022 as Bobier will continue contract with the Health Centre. Rental of kitchen from April-January was \$7,100. Activities at the Hub will be starting again for March. In April they may have in-person Soups On.
- d) Robert motioned that for the offices and the activities that are held, that proof of vaccines is not required, if they so choose this, as per Public Health measures. Second: Taraesa. All in Favour: Carried

Heritage Homes:

- a) Reserve Fund covered the new screen doors of \$11,656 that were installed in October 2021
- b) Dec 7th Public Health came to the common room at the apartments to administer 3rd dose of vaccine to all tenants
- c) Boiler System circulating pump not working properly; fixed and replaced parts. Contractor will see if part is under warranty for backup taco pump
- d) Audit Shield protection coverage from Ford Keast . Was approved through email. Motion to pay for protection by Robert, Second: Cidalia. All in Favour: Carried.

Heritage Homes Tenants:

- a) Inquired on Fire Drills and smoke detectors in apartments. Patty let them know that the smoke detectors are hard-wired with battery backup and that they are combo fire/carbon-monoxide. Fire drills are based on Fire Chief Recommendations. Patty will go over with tenants at future tenant meeting the procedures to follow when hearing alarms and other topics of interest. Patty will also contact John Campbell about fire extinguisher training for the tenants. This was postponed due to Covid in 2020.
- b) The tenants have been asked if interested in purchasing a used 50" flat screen TV for the common room for \$75. They still have to have it passed by the tenants. Robert motioned that Heritage Homes will cover the cost from Petty Cash if the tenants would like to purchase. Second: Richard. All in Favour: Carried.

8. Financial Report: Motion to accept October, November and December 2021 along with January 2022: Cidalia, Second: Robert, All in Favour: Carried
9. Committee Reports & New Business Combination: Robert and Taraesa Report and comments:
 - Taraesa had a meeting with Karen Vecchio, MP, to discuss housing shortages, possible future build, funding, etc.
 - Was mentioned in meeting to have our Info structure in place and possible completion for hard surfaces; have our ground completely shovel ready
 - Municipality will be looking for grants for costs of info structure
 - Robert mentioned a few possible grants out there; not sure about who/what qualifies; will be looking into this
 - Karen Vecchio understands need for housing in the West Elgin
 - Municipality will keep us updated on any grants if possible

10. Future Meetings: April 25th, June 27th, September 26th

11. Adjournment for meeting: Motion: Robert, Second: Marg. All in Favour: Carried