



# First Avenue Athletes Village Housing Co-operative

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General Membership Meeting  
Tuesday, June 11, 2013  
Coop Main Lobby  
7 pm

## Minutes

**Attended:** as per sign in register. Quorum was achieved at 7:05 pm with 17 members signed in.

**Chair:** Herb Bentz, President

1. Call to Order: 7:10 pm.
2. Approval of Agenda: M/#161/S#105/Carried.
3. President's Report: Presented by Herb Bentz. Report attached.
4. Treasurer's Report: Presented by Tony Doman.
  - The 2013 – 2014 budget was finalized, and is available to members. Copies are at the sign in table, or contact the office Coordinator [Leah] to get one.
  - No vacancies at this time.
  - Expenses are on track with current year budget, and no market housing charge increase is planned for October 1, 2013.
  - The 2012-2013 and 2013-2014 budgets were submitted to the City. They have not yet commented this year's budget, sent to them last spring.
  - The Coop still has to pay for the laundry room upgrade so any surplus at the end of this fiscal year will be applied to this first, unless the City agrees to fund this project.
  - The 2013-2014 budget includes allocations for the Safety, Garden and Welcome Committees, and the Education budget was increased.
  - The Coop's Fiscal year end is Sep 30.
5. CHF Delegate Report: Presented by Yuri Artibise and Natasha Coulter.
  - Yuri is a member of the CHF BC Board, and the Coop's board. He and Natasha Coulter attended the CHF Canada Annual General Meeting last week in Calgary.
  - The local federation - the Cooperative Housing Federation of BC [CHF BC] - holds an AGM, SAGM and a fall and spring education conference, all of which coop members and delegates attend. The Cooperative Housing

Federation of Canada [CHFC] also holds an AGM and SAGM, and offers educational opportunities via their website.

- The AVC is receiving attention as it is a new model for housing coops. Yuri has been speaking to media, politicians and other coop representatives.
- If members are interested or have questions re the provincial and federal federations, please contact Yuri.
- Regular coop member forums are held at CHF BC offices, free to members. Information is at [www.chf.bc.ca](http://www.chf.bc.ca).
- The CHF BC BBQ is on June 22 at Trout Lake, all coop members and families welcome.
- The CHF Canada AGM was in Calgary, at the beginning of June. Yuri and Natasha participated in workshops business meetings and networked with coop members from across the country. Yuri sat on a panel re young member engagement in coops; BC now has 3 members on the CHF C board [Glenn Armstrong, Pat Mclain and Anne Davidson]. A new partnership between CHF BC, Vancity and Terra Management was created to develop new coops and other non profit housing [such as the new sites on the Fraser River waterfront]. The Athletes Village Coop was included in the keynote speakers' presentations re new housing development. Natasha went to workshops, including an aging in place workshop and hopes to contribute to workshops next year. Next year the AGM is in Ottawa. If members are interested in attending, education or getting more involved in coops contact the Yuri or Natasha.

6. Garden Committee Report: Presented by Michelle Goss Baxter.

- Beehives installed on roof garden and now setting up for honey
- Committee working on children's' planting times[peas and sunflowers]
- Now have an "Adopt a plant" program. 23 members adopted vegetables for the season
- Other projects: native plant project, education workshops [gardening and composting] for member and an irrigation project to improve roof garden irrigation.
- The committee has a website; contact Michelle for address
- Thank you to all garden volunteers, the compost brigade and all coop members!
- Potluck will be held on June 23 starting at 2 pm. Let Michelle know if you want to assist with this, or sign up for the gardens or beekeeper visit lists.

7. Building Security:

- Coop now has a Safety Committee. The coop is in a high traffic and public area. Please remember when opening the entry doors, check that only coop residents come in behind you. Don't hesitate to talk to people who come in that you do not recognize, and get to know your neighbours.

- Q. What is happening with the people door in the underground? A. The door has to stay open for fire regulations. To lock this door, the coop would have to install a new overhead door [with a pedestrian door] in tandem with the strata at 181. It is on the board's radar for future consideration.
- Notifications being placed in members' doors: this is necessary as per the Rules for certain types of notice. If it is a concern, either contact the Maintenance or Office Coordinator, or get a neighbour to check your door when you are away to ensure notices are not left for long periods of time
- Safety Committee Presentation: Deirdre Maultsaid is the committee Secretary, Brie Szirony is the Chair, and Michelle Goss Baxter is the Treasurer. On July 18 there will be a meeting for all members re Block Watch, playground safety and earthquake preparedness. More info will be provided closer to the event. Committee is looking for new members.

#### 8. Unit Ventilation:

- Herb explained the unit ventilation system, which includes 24 hour bathroom fans. Vents behind fridges let in fresh air. It is good ideas to leave windows open a crack year round to maximize ventilation. Units are tightly constructed, so the bath fans need to run to reduce the probability of mould and allergens.
- Fans that were installed at construction are wearing out and getting noisy. The Coop is gradually working to replace fans with new, better ones. The Board gathered many quotes and found a company to do the work with minimal disruption to the suites. The new fans have better electronics and a motion detector that will adjust fan as needed, and they are much quieter than the old ones. If you have problems with your fans or ventilation, let the Maintenance Coordinator know.
- Q: Any possibility of turning off the fans if they are noisy? A. No fans need to run; ok to leave bathroom doors closed.
- Q: What is replacement schedule? A. At this time, fans will be replaced as complaints received or if they were noted on the annual inspections.

#### 9. Member Handbook highlights and discussion:

- The Board reviewed the policies and the member handbook. They are posted on the CHF BC website, in the Athletes Village Coop section. The Coordinator will email you a copy, or print off a paper copy for you upon request.
- The Board altered the Security of Tenure, Painting/Alterations and Over/Under housing policies.
- The Board philosophy is to relax the policies as much as possible. If problems appear, the board will revisit policies as needed. If you have questions or concerns, please bring them forward to the board.

- The Coop will put a couple of copies of the handbook in the lending library in a binder.
- If members notice common heaters on, please notify the maintenance coordinator.

#### 10. Announcements and Acknowledgements:

- Member Welcome Committee: only 2 people responded to requests for help. Recommended that a small group hold a brainstorming session for ideas for putting together a new member package. Lee-Anne Ekland will be invited to head this up. Members are invited to share their ideas via email to the Coordinator or to a director.
- Give away room: the board opened up a storeroom in the underground for people to drop off or take away usable items. This was a successful event. This room remains as a “give away” room and items that can be re-used by other members may be left here. If the room gets too full, a junk removal company will be called in. Please do not leave items in the garbage/recycle rooms and only put items in good order in the giveaway room. Do not leave mattresses anywhere on the site.
- Education workshop in September: in the fall, the board will bring in an education workshop [via CHF BC] on the subject of organizing and managing successful committees. Maximum of 20 members can attend. If interested, watch for an upcoming email/notice. If members have other ideas for useful workshops, please let the board know.
- Property Tax Signature sheets: please ensure your unit signs. It is a requirement of membership.
- Laundry room: after running a washer, please ensure that the doors are left open.
- Member suggested looking at the possibility of having one of the suites as a shared business workspace, paid for on a user basis to cover cost of suite. The Board will consider the suggestion.
- Dishwasher installations: the Board has been looking at this to see if there is a way to cut the cost of bringing in dishwashers. There may be the possibility of bulk installations at a discount. The board will send out a mailing in the future. If interested, keep this in mind. A member noted that a portable dishwasher works very well and can double as additional counter space

11. Close of the Meeting: M/S/C to adjourn at 8:24 pm