

**INHOUSE Society Board Meeting**  
**March 5, 2013 – 4:00 to 5:30 pm**  
**New Urban/INHOUSE Boardroom #150, 803 24 Ave. SE**

**Participants**

**Board Members**

Judy Hoad, Chair  
 Christopher Davis, Vice Chair  
 Roy Lee  
 Christopher Lomore  
 Erik Quackenbush

**INHOUSE Staff**

Martin Halliday, Executive Director  
 Vera Illyckyj

**Others**

Dan Van Leeuwen  
 Robert Homersham

**Draft Minutes**

Item	Notes and Decisions
<b>1. Agenda</b>	<b>Moved by Erik Q., seconded by Chris L. the Agenda is approved. Carried.</b>
<b>2. Minutes</b> February 15, 2013	Judy tabled the approval of the minutes until the next meeting so that everyone has a chance to review.
<b>3. Exclusivity Agreement with New Urban</b>	Board to incorporate Glenn’s comments and suggestions. New Urban is obliged to give ROFR to BAHS to provide administrative services; this scope is limited to Alberta only. Clause 5 – BAHS agrees that they won’t solicit any other partnerships outside of New Urban. Property management services – leave this clause, delete “Shall” (to read “Such services include but not limited to”). Change address in 1 <sup>st</sup> paragraph.  <b>Moved by Chris D., seconded by Chris L. the Agreement is approved with the requested changes. Carried. Judy will sign on behalf of BAHS.</b>
<b>4. Special Resolutions</b> 4.1. Obligation and liability related to New Home Warranty 4.2. General authorization	4.1. Indemnification agreement done. Blanket indemnity extends to individuals. Liability does not extend to individual Board members (in a personal capacity). Questions:

	<p>Does BAHS need a broader based indemnity? New Urban has posted indemnity with NHW.          What happens if New Urban doesn't want to be involved anymore? BAHS might need to consider further protection.          Are we negligent in not having more than \$2.5 million in coverage?  <b>Moved by Chris D., seconded by Chris L. that BAHS sign the agreement. Carried.</b></p> <p><b>4.2. Moved by Chris D., Seconded by Chris L. general authorization to be signed. Carried.</b></p>
<p><b>4. McPherson Place</b>          4.2. Condo management agreement          4.3. Update on occupancy          4.4. Bare Trust agreement          4.5. <b>Condo AGM Meeting</b></p>	<p>5.1. Draft agreement has been signed. Barclay is currently operating in good faith.</p> <p><b>Judy, Dan and Bob to review document again and blackline if necessary. Revised agreement to be circulated via email and approved via email. Bob to make any changes and sign if everyone is in agreement.</b></p> <p>5.2. Building is close to substantial completion. Exterior work to be completed when weather warms up. Currently there are 2 unsold units. Condo plan registration is delayed due to City now requiring titled parking stalls. Should be received by mid-March.</p> <p>5.3. Clause 10 to be revised "New Urban will cover any management or disbursement costs associated with its position as the Bare Trustee".</p> <p><b>Moved by Chris D., seconded by Chris L. agreement with requested revisions is approved. Carried. Judy to sign.</b></p> <p>5.4. To occur after Condo plan is registered.</p>
<p><b>5. INHOUSE Budget 2013</b></p>	<p>There is a shortfall of approximately \$35,000. Dan suggested Board compensation for attendance at meetings and AGM be considered.          Society budget should be kept separate from McPherson Place and New Urban, along with</p>

	<p>separate bank accounts.  Judy asked about tracking of the provincial funds – everything balances according to Erik and Altus confirms this.  Transfer fees are starting now (as of last 2 units sold). BAHS will eventually need a new market appraisal to reassess the unit prices.</p> <p><b>Bob and Dan to add to agreement that New Urban is committed to paying the shortfall.</b></p> <p><b>Judy to bring draft policy on transfer fees to next Board Meeting.</b></p>
<p><b>6. Information Items</b>  City of Edmonton and Toronto</p>	<p>Edmonton – trying to determine how to use provincial funding.  Toronto – Dan trying to get meeting set up with City Calgary – meeting is set up with Joel Armitage to discuss surplus land inventory and Bridges Phase III (Site 11A).</p>
<p><b>7. New Board Member(s)</b></p>	<p>Judy is seeking 2 new Board members. Dan is recommending Joe Ceci. Martin is recommending Bob McKercher. All Board members asked to suggest names. If there are multiple names, the list will be circulated to the Board for recommendations. New members will be appointed at the AGM.</p>
<p><b>8. Next Board Meeting and Society AGM</b></p>	<p>Will occur once audit is complete. Erik to confirm date of audit and completion date.</p>