INHOUSE Society Board Meeting
October 31 2013 – 7:30am to 9:00am
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
Krystyna Spinner, Administration

Draft Agenda

Item	Items & Action
1. Agenda	Motion to Approve-Roy Seconded-Chris D. Motion Carried
2. Minutes March 5 2013 June 28, 2013	Attachment 1 Motion to Approve-Roy Seconded-Chris D. Motion Carried
3. Society resources	Discussion and proposal to create paid position to advance the work of INHOUSE. • Discussion with Dan re the marketing and the face of the housing project. • INHOUSE needs to be the face and lead the sales pitch, as a non-profit, not the developer • Letters are being sent out to governments, along with CMHC movie • Martin and Judy discussed switching roles, Judy move into role with retainer and marketing/ PR responsibilities. • Suggestion to start a Foundation/charitable organization to enable donations of money/land? • Chris D suggests setting up another meeting to discuss financial resources and model's sustainability. • Martin and Judy to meet with Doug Cassidy from Canada Lands at end of Nov. Board members agreed to hold special meeting in late November to discuss resources and

	future of INHOUSE
3. Board membership • Fill vacant Board positions • Proposal to increase the number of Board Members to seven	Proposal to appoint new board members . • 2 vacant spots • suggested prospects: James Maxim, Madeline King Able to fill without AGM • Chris D suggestion that a new board member have connections to theCity (e.g. Bob Hawkesworth) • Roy L-What skills sets are missing from the Board, need to fill in the gaps (Engineer, construction, developer etc) • Wwhat is the board trying to achieve in the future. • Agreement to defer appointments until better understand future of organization
4. Update on Sales and Transfer process • Waitlist update • Re-sale process and policies	Deferred verbal update on McPherson Place wait list Discussed Draft unit re-sale policy, procedures and fees (3% in option to purchase) • Outlook property assessment to draw up standard document for appraisals • If there is dispute between owner and appraisal

5. Finance
• Financial statement
• Audit
• Condo fees
	Erik provided update on financial status and confirmed audit
	• Thompson Penner Lo did not do quarterly, right into full year end audit
	  • Erik- two initial investors have been paid, one investor to still be paid
	  • Chris L- question regarding way to extinguish liabilities, not evident from finances that we have sustainable model
	• $10/condo/month is now operation. Revenue stream-$1600/month

6. Information • **McPherson/New Urban Day Care Issue** • **New RFP**	Verbal update on McPherson day care issue • SDAB approval was upheld with conditions from New Urban (flashing lights and mirrors on driveway, designated loading zone for drop off) Response to RFP for land in Bridgeland • Sites 11a & 11b due Nov 19 • Working with S2 architects for design

	• Different financial model to be discussed at next meeting • Board members expressed concern about taking on additional liabilities
7. Society AGM	At AGM, amend bylaws, go through in detail. Change name of INHOUSE? Take attainable out of the name, rebrand with involvement of Board members Date to be discussed at next meeting
8. Next Board Meeting	Date to be discussed at next meeting Chris D-motion to adjourn the meeting