



LASQUETI LAST RESORT SOCIETY
Minutes of the Board of Directors Meeting
Held at the Health Centre
August 31, 2020

1. Call to Order

Chairperson called the meeting to order at 2:00 PM.

2. Present

The following Board members were present: Vic Downard (chair), Sandy Morrison, Ron Abrahams, Frank Buffam, Tom Carter, Tim Peterson (via phone), Marilyn Darwin.

Guest: Shirley Rogers, Building Committee Treasurer

Recorder: Robin Jacobs

Regrets: Robert Wallace, Gwen Bigsby.

3. Approval of minutes from last meeting - August 10th, 2020

MOVED (Tom)/SECONDED (Ron): to accept the minutes of the August 10th BOD meeting as circulated.

CARRIED

4. Treasurer's Report

Treasurer read the current bank balances as well as clarified the amount remaining in the operating fund as distinct from the duplex fund, though they are currently housed in one account, with internal accounting of the distinction. There will be additional money coming from LIAS (\$1200), elder cottage rental (\$650/month plus new units), qRD (2K+ for services sharing in December).

MOVED (Marilyn)/SECONDED (Ron): that the Treasurer's report be accepted as read.

CARRIED

5. Admin report

Administrator reported on recent developments in LLRS office. LIAS has been invoiced for the foregoing year; maintenance workers have reduced their hours in response to request from BOD; several duplex expenses have been paid; maintenance issues with hot water (specifically showers in both JFC and elder cottage) continue.

Discussion of problems with hot water in elder cottage and JFC. Should we put in an extra pressure tank, or an additional coarse filter? The PLWUS water has been unusually turbid over

the summer, so the filters have been clogged often and changed nearly once per week, compared with 6 weeks + in winter. Flow restrictor has been removed and it was hoped that that solved the problem, but it has continued. Well drilling: no guarantee we would get water even if we spent a lot of money. Filter will be changed more often. Vic will talk with Jan and maintenance workers to formulate a plan.

Liaison for elder cottage occupants? Is Bob willing to be called at home, and can he be the liaison? Marilyn will check with Bob whether he is happy to take on this role.

6. Building committee report

Shirley reported for the building committee and shared the updated accounting spreadsheet. Aslan Carey has donated his work on leveling and landscaping the site; unclear whether he needs a tax receipt; Wendy and Vic are in touch with him and will verify. We cannot give in-kind donation receipts for services; the donor needs to bill, be paid, and then write a cheque back to LLRS.

There is a little more concrete work needing to be done; this will likely be done by Jordan plus volunteers and possibly short-term labour. Framing is proceeding well, with a crew of Jordan plus Simon Lironi.

Installation of trusses and sheeting of the roof are included in the framing quote, but the installation of metal roofing is not included.

Peter Lironi barged shower stalls over for no charge — Robin will include him in the next round of public thank-yous.

7. Heating system letter from Joe Schley

Vic shared a recent letter from Joe Schley (ATTACHED) detailing his recommendations. Vic will edit his own report to include this letter and Joe's recommendations. Joe advises against propane use, and suggests diesel as a back-up will be more appropriate. The directors feel that they are satisfied with these recommendations and will not proceed further at this time to investigate propane.

What happens if the current boiler goes down? We would need to quickly bring over a diesel burner and plumb it into the current system; this would take about a week or more. The new elder cottage units will not have propane backup heaters for off-season use. The plan is to use electric space-heaters for off-season needs when the boiler isn't running.

There is no current plan to purchase a back-up system, but this could be a target for donations or fundraising.

Points to report for public:

- No propane heaters in new elder cottage units due to insurance concerns.

- The difference in price between an oil boiler and a propane boiler is insignificant, but the cost per BTU is significantly less for diesel.
- Adding the new elder cottage units will increase the efficiency of the current system.
- Cost of installing new back-up system around \$15K.
- Carbon footprint of diesel and propane overall is comparable, with propane worse at extraction and diesel worse at point of use.

Vic will present his report at the AGM.

8. AGM planning and nominating panel

All current directors with the exception of Frank and Robert are willing to stand for re-election at the AGM, though Vic is stepping down as president. From the community, Pia Lironi is willing to stand for nomination as a director. Tim will call Pia to see if she has any questions. Marilyn will consider if she is willing to stand as president. Sandy will run the election.

9. Employee report (Marilyn)

Bob needs to go on medical leave for 3 weeks starting the 28th of September. Marilyn has asked Carly to take those hours and is waiting to hear back. Karl will coordinate with Bob & Carly to train them on putting the boiler back into service for the heating system. Some directors would like to be a part of the boiler maintenance event.

10. AGM agenda

Financial report needs to be posted before the AGM. Sandy will prepare the report and Robin will post on website and send link to community.

Items for the agenda:

Minutes from last extraordinary meeting

Building report

Heating system report

Health committee report

Policy committee recruitment (procurement policy, gifting policy)

Fundraising (Vic)

Form a committee of seniors to spend the \$1000 from United Way

11. Adjournment

Chairperson adjourned the meeting at 3:30 PM

Minutes submitted by: Robin Jacobs

Adopted minutes accepted by: _____, Secretary