

**Sunset Heights Housing Cooperative
General Membership Meeting
Minutes
June 13, 2023**

Call to Order: 7:05 p.m.

Members in Attendance:

29

Agenda Items:

- Fence Staining Quote - \$9,180.00
- Community Garden – Loan forgiveness \$500.00

Motion to approve agenda:

Motion: Susie

Second: Emily

Carried

This meeting has been called to discuss and possibly approve the quote received from The Deck Guy for \$9,180.00 to clean, paint/stain the fence along the laneway and Smith Avenue to TH #3.

Judy: Why do we only have 1 quote?

Susie: We originally received 3 quotes last year.

- Pro Rise for \$27,750.00 with a 5 year warranty
- Certa Pro for \$12,587.40 with a 3 year warranty (no back rolling)
- The Deck Guy for \$14,985.00 with a 5 year warranty

Stephanie: Is this a new job or part of the fence work that we have been doing. Do we need updated quotes?

Cristina: Do we have a quote for replacing the back fence?

Stephanie: Should we explore replacing the fence?

Mima: What is the expected life span of this fence if we don't paint/stain it?

Kevin: We can't say for sure but it will last a lot longer if we paint/stain it now. New fencing could cost us \$60,000.00.

Mima: I spoke to the Deck Guy and he said with this treatment it will last approximately 5 years, then we will have to do it again.

Susie: We just spent a lot of money on reinforcing and repairing the fence. I believe the fence will last at least another 10 years if we stain it.

Doris: Will this be the end of the fence work, we seem to be spending a lot on fencing?

Cheryl: There are 68 fence panels, why can't we paint/stain it ourselves?

Kevin: I am afraid if we try to do it, the job will not be consistent.

Mima: The fence will need re-staining every two years. There is already a lot of fencing that needs to be re-stained now and we just stained it last year.

Susie: Mima can you please send photos of the area you are talking about to the maintenance committee? I will forward them to Guy, for him to return and do any necessary touch ups as per his warranty.

Steph: Are there any more questions?

Motion to accept the quote from The Deck Guy for \$9,180.00 to clean, paint/stain the fence along the laneway to Smith & Laurel.

Motion: Shawn

Second: Donna

Carried

Opposed 4

Community Garden – Loan forgiveness - \$500.00

A letter was sent to the Board of Directors by the “garden community” asking for loan forgiveness on the outstanding \$500.00 given to them in 2016. The GM approved this loan so only the GM can decide to forgive the loan that is why it has been brought here tonight.

Judy stated that she has misunderstood the GM decision to repay the \$500.00 and the funds collected yearly were used to upkeep the garden boxes with soil, hoses, etc.

Motion to forgive the \$500.00 loan.

Motion: Cristina

Second: Shawn

Donna: You may have misunderstood Judy, but all the Members that signed up for boxes had a vote at the GM and should have understood about the re-payment of the loan. It was not up to you alone to make sure there was payback.

Mima: Where is the money collected? It has never shown on our financial statements.

Judy: I kept track of the funds and we used the money to maintain the boxes. In the beginning we had 12 Members, but now we only have 3 Members using garden boxes so I don’t think it is fair for those 3 to repay the loan. We use the funds I collect to pay for the upkeep.

Donna: We have rebuilt the boxes, paid for boxes, soil and irrigation. There should not be anything that you need to use this money for.

Kevin: You collect yearly fees that are submitted to the Co-Op. Any other items that you want need must be paid by Members using the boxes, above the yearly fee.

Stephanie: Read the Minutes aloud from the decision in 2016.

Shannon: There was an expectation that these funds would be paid back. How many boxes are there now? Why have we not been told there were boxes available? Communication should have been sent to all Members to see if anyone else was interested.

Cristina: I am in favor of loan forgiveness. This is a function that some of our Members enjoy.

Sheila: I call the question – As above – Motion to forgive the \$500.00 loan

Erica: Can we have the motion clarified before we vote? It seems that there are three options that have been presented.

Shawn: I would like to amend the original motion as follows:
Forgive the \$500.00 and the yearly rental fee going forward goes into landscaping.

Motion: Shawn

Second: Judy

Kevin: I would like to amend Shawn's motion, Shawn will you retract your motion?

Shawn: I retract my motion

Kevin: I motion to have the gardeners pay back the \$500.00. All garden fees collected go to a garden box line item in the budget and once the loan is repaid, these funds can be used in the future to repair or replace garden boxes.

Motion: Kevin

Second: Erica

Carried

Opposed 2

We will impose a calendar for the garden box planting seasons. March 1 to March 31st. Each year a memo will be sent to all Members to see who is interested in a box. A wait list can be maintained.

Adjourned: 8:30

Minutes: Taken by Donna