

**Sunset Heights Housing Cooperative
General Membership Meeting
Wednesday, June 12, 2024**

Call to Order: 7:00 pm

Members in Attendance: 43

In Room: 17

Zoom: 27

Approval of Agenda:

Motion: Johnny

Second: Brenda

Carried

****Motion to move the elevator & chair lift to the first items on the agenda****

Motion: Doris

Second: Lynn

Carried

Business:

Elevator: Cristina gave a brief overview of the issues we have been having with the elevator and Metro Elevator. With 5 or 6 soft starter replacements, Cristina has asked Metro to try another Manufacturer.

Cristina: Metro Elevator was supposed to be receive the new part today and have it installed by next week.

Judy: Are they confident it will fix the issue?

Cristina: We do not know if it will work, we have switched to a different manufacturer.

Gloria: Maintenance has confirmed that this has nothing to do with our electrical.

Shawn: After so many attempts and replacement parts, this is the first time we are trying a different manufacturer.

Cheryl: \$10,000.00 for this new part, how much have we already paid in faulty parts.

Cristina: We have not paid for any of the other soft starter parts which total \$6,000.00.

Shannon: Is there any kind of warranty.

Cristina: No, no one is taking responsibility.

Shawn: We have had our Co-Op Lawyer contact Metro Elevator and they are not in breach of our contract. At this point all we could do is break the contract at our cost.

Judy: Can we take legal action against the manufacturer?

Kimberley: When is our contract with Metro up? Have we started looking into another elevator company?

Stephanie: What recourse do we have if this new \$10,000.00 part doesn't work either?

Cristina: We hope Siemens will be a good part. If not, we will have to look at other options.

Susie: Our contract is up with Metro in February 2025. We can discuss looking into a new company, but right now all we are trying to do is get our elevator working.

Joan: I suggest we keep the Lawyer in the loop. We need to hold someone accountable.

Shawn: As I said previously, they are not in breach of the contract so we can't do anything but work with them to try and get the elevator working.

Chairlift Update: Bill reported that he has received the drawings for review. One more item needs to be checked for code compliance before we pay the deposit.

Policy Amendments:

Member Relations Policy: The Membership Committee has done a lot of work on this policy and the policy will now be the "Conflict Resolution Policy". The Board has reviewed the changes and fully support all the revisions. Going forward if the Board receives a

complaint from a Member, they will send it back with directions to refer to the Conflict Resolution Policy.

Motion to approve the revised policy.

Motion: Donna

Second: Heather

Carried

Zoom 16

Room 14

Opposed 0

Abstain 1

Landscaping Policy: The landscaping policy was previously approved at the GM, but 1 paragraph was mistakenly taken from the blue book pages (which are not passed policy). This paragraph will be removed and the blue pages in the Member blue book will be discarded.

Motion to approve the change to the Landscaping Policy

Motion: Lynn

Second: Doris

Carried

Zoom 19

Room 13

Opposed 0

Abstain 2

Good Neighbour Policy:

Motion to approve the new Good Neighbour Policy.

Motion: Donna

Second: Daniel

Heather: I have a few concerns with this policy. The policy is so long that we will have issues trying to update it whenever they may be a change. Also listing all the policies will create revision on this policy if we add, change or delete any of our current policies.

Angelina: The issue I have with this policy is the statement on “gossip about your neighbour”. How will we handle items that can’t be proven.

Kimberley: The policy is somewhat subjective, who will arbitrate?

Shawn: This entire policy was written to be in line with our Occupancy Agreement and the Co-Op Rules, there is nothing new here. We have had this policy vetted by the Co-Op Lawyer. This policy is only to be used as a tool, the rules are already in play.

Heather: Do we really need to define all these definitions?

Cheryl: Who will police this policy?

Kimberley: If these items are already in the Occupancy Agreement then why do we need this policy?

Cristina: This is not to target anyone. It is to help the Board and the Member clarify the process and put it in writing. It is meant to protect us all.

Heather: I would like to ask Donna to amend the motion above to exclude the list of all our policies on page 1, #1 B (names of policies).

Donna agreed to amend the motion.

Motion: Donna

Second: Heather

Carried

Zoom 15

Room 8

Opposed 1

Abstain 2

Member Blue Book Pages: As discussed above, the blue book pages in our handbook were written by a previous member and never actually voted on so these pages should be removed from the blue book.

Motion to remove the intro blue pages from the handbook.

Motion: Susie

Second: Lynn

Carried

Zoom 20

Room 15

Opposed 0

Abstain 0

Rules 2.0: We had previously approved a quote to begin the workshops for Rules 2.0. Cana & CHFBC have informed us that we waited so long that 3.0 is now being offered.

Motion to cancel the approved quote for Rules 2.0 and wait until 2025 for Rules 3.0.

Motion: Shawn

Second: Heather

Carried

Rotation of Committee Chairpersons:

Tabled

Adjourned: 8:20

Minutes: Taken by Donna