



**MINUTES OF THE ANNUAL GENERAL MEETING**  
**BCMHO.ca representing Active Manufactured Home Owners Society**  
**Held November 19, 2022 via Zoom at 10:30 a.m. PST**

Board Members Present:

Elaine Stuart (President)

Barb Shukin

Laurie Taylor

Including the Board there were a total of 15 members present which constitutes a quorum under Active Manufactured Home Owners Society bylaws.

Noted that Laurie Taylor will be taking minutes and Jacqueline Ellis will be assisting by running the chat on the zoom meeting.

**1. Call to order**

President Stuart called the meeting to order at 10:35 a.m.

**2. Agenda Approval**

The agenda was previously circulated to all Association members.

*Moved by Elaine Stuart/Seconded by Brian Snyder*

THAT the agenda be approved.

CARRIED

### **3. Approval of Minutes of AGM held November 6, 2021**

The minutes were previously circulated to all BCMHO.ca members.

*Moved by Elaine Stuart/Seconded by Margot Shaw*

THAT the Minutes of the AGM held November 6, 2021 be approved.

CARRIED

### **4. Financial report for the period October 1, 2021 to September 30, 2022**

Director Taylor did a powerpoint presentation of the financial report for the period October 1, 2021 to September 30, 2022 noting:

- a current surplus of \$987.60
- that BCMHO.ca relies on donations in order to continue to offer free membership and maintain online resources for the members.
- Noted that the Penticton & District Manufactured Homeowners Association donated \$1000.00 and the Lower Mainland Manufactured Homeowners Association donated \$500.00

A copy of the powerpoint presentation is on the BCMHO.ca website.

*Moved by Elaine Stuart/Seconded by Maria DeKolver*

THAT the financial report for the period October 1, 2021 to September 30, 2022 be accepted.

CARRIED

### **5. BCMHO.ca annual report 2021 – 2022**

President Stuart did a powerpoint presentation on the annual report for the period October 1, 2021 to September 30, 2022 noting:

- BCMHO.ca has attended 3 meetings of the Residential Tenancy Branch Operational Policy Stakeholder group. Group is comprised of representatives from the Ministry of Housing and the BC Residential Tenancy Branch as well as representatives from Landlord BC, Manufactured Home Park Owners Alliance, BC Non-Profit Housing Association, Tenants Resource Advisory Centre (TRAC) and Community Legal Assistance (LCAS). The purpose of the group is to share information, discuss issues of common interest and identify opportunities pertaining to Residential Tenancy Branch service delivery, operational policy, and public education.
- Survey of the members was done in September – top three priorities are elimination of proportional rent increases; poor/failing infrastructure and compensation for tenants if a park closes for redevelopment. Board will be working on these issues in the coming year.
- Letters were sent to Ministry about cap on rent increase
- Letters sent to RTB about proportional rent increase and infrastructure.
- All letters will be posted on website
- Will be having a meeting with the Manufactured Home Park Owners Alliance and will report on that meeting in the upcoming newsletter

A copy of the powerpoint presentation is on the BCMHO.ca website

*Moved by Elaine Stuart/Seconded by Dave Eaton*

THAT the annual report for the period October 1, 2021 to September 30, 2022 be accepted.

CARRIED

## **6. Appointment of Directors standing for another one-year term**

President Stuart noted the Active Manufactured Home Owner Society bylaws provide for 5 directors and that there are currently 3 directors. The following directors have agreed to serve for another one-year term:

Elaine Stuart  
Barb Shukin  
Laurie Taylor

*Moved by Margot Shaw/Seconded by Tony Halihan*

THAT Elaine Stuart, Barb Shukin and Laurie Taylor be appointed as members of the Board of Directors of BCMHO.ca representing Active Manufactured Home Owners Society.

CARRIED

## **7. Election of New Directors**

President Stuart noted that Janice Tanche and Linda Higgins have volunteered to serve on the Board of Directors.

*Moved by Elaine Stuart/Seconded by Maria DeKolver*

THAT Janice Tanche and Linda Higgins appointed as members of the Board of Directors of BCMHO.ca representing Active Manufactured Home Owners Society.

CARRIED

## **8. Questions and discussion**

Questions and comments from members included:

- a. Issue of silver CSA seal for electrical to sell manufactured home
  - Information can be found on Technical Safety BC
- b. Can new owner ask homeowners to provide copies of additions and permits that were issued for previous changes
- c. RTB Compliance and Enforcement Unit
  - A park will be flagged if there are a number of complaints received;

- at the Stakeholders meeting will be asking for more data, specifically how many arbitrations and complaints are filed pertaining to the MHPTA
- d. Is the RTB Stakeholders group a positive opportunity to develop specific revisions to MHPTA and Regulations
  - Stakeholders group does not make revisions to provincial laws but provides BCMHO.ca with information that can be used to lobby ministry
- e. Meeting with the MHPOA
  - Park manager training should be discussed at meeting
  - MHPOA should require their park managers to follow code of ethics on their website
- f. How do we get rid of the term “trailer park”. Apparently is being used in some municipal bylaws and policies
  - Members should read local bylaws and contact their municipalities
- g. RTB should have staff that specialize only in complaints related to MHPTA

## 9. Adjournment

*Moved by Maria DeKolver/Seconded by Brian Snyder*

THAT the meeting be adjourned at 12:00 p.m.

CARRIED