



ANNUAL GENERAL MEETING draft minutes
Active Manufactured Home Owners Society of BC (BCMHO.ca)
2024 November 30, via Zoom at 10:30 a.m. PST

Board members attending

Susan Belford (president), Sooke
Laurie Taylor (vice-president), Chemainus

Society members attending

Gordon & Maxine Lowick, Chemainus *
Colleen Gunter, Victoria *
Anna Hall, Surrey *
Donna Fuller, Kelowna *
Pieta VanDyke, Saanich *
Ken Nentwig, Langford *
Bruce and Nora Meckelberg, Campbell River * -
Hans Rueckert & Miriam Lee Alonso, Nanaimo * -
Brian Snyder, Nanaimo *
Maureen Adamson, Coquitlam *
Robert Tremblay, * at #6 on and off

Serge Lamarche (secretary), Golden
Glen Beauchamp (director), Langley
Chris Mather (treasurer), Nanaimo

Raymond Corbeil, Surrey *
Bob Fulford and Dawne Pierce Fulford, Coquitlam *
Judy Mayer, Surrey *
Nicole Noel, Kelowna *
Barb Keats, Coquitlam *
Toby Franklen, Langford (Victoria) *
Sandra Dunlop, Langford *
Daniel Vaillancourt, Nanaimo *
Joe and Cathy Martino, Nanoose Bay * -
Peter Kedge, Victoria *
Penny Reid, Kamloops *

Notes:

Motions are unanimously carried unless otherwise specified.
All times are pst.

CALL TO ORDER

President Belford called the meeting to order at 10:38 PST
Note: Serge Lamarche took the minutes and attendances.

1. APPROVAL OF AGENDA (Previously circulated and reviewed at the meeting)

Moved by Susan Belford/Seconded by Glen Beauchamp
THAT the agenda be approved.

CARRIED



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2. APPROVAL OF ACTIVE MANUFACTURED HOME OWNERS SOCIETY ANNUAL GENERAL MEETING MINUTES NOVEMBER 18, 2023

Moved by Chris Mather/Seconded by Laurie Taylor

THAT the Minutes of the Active Manufactured Home Owners Society Annual General Meeting held November 18, 2023 meeting be approved.

CARRIED

3. APPROVAL of BCMHO.ca General Meeting Minutes June 15, 2024

Moved by Chris Mather/Seconded by Laurie Taylor

THAT the Minutes of the Active Manufactured Home Owners Society Special General Meeting held June 15, 2024 meeting be approved.

CARRIED

4. APPROVAL of BCMHO.ca General Meeting Minutes September 14, 2024

Moved by Chris Mather/Seconded by Laurie Taylor

THAT the Minutes of the Active Manufactured Home Owners Society Special General Meeting held September 14, 2024 meeting be approved.

CARRIED

5. FINANCIAL REPORT FOR THE PERIOD OCTOBER 1, 2023 TO SEPTEMBER 30, 2024

Chris Mather gave a summary of the financial report noting that as of September 30, 2024 the Society had \$1053,03 in equity.

Discussion: A member reminded us that monies may have been lost during a transformation of the association into a society. A \$6000 amount may be dormant somewhere since 2019. Hence, the next motion:

Moved by Ken Nentwig/Seconded by Chris Mather

THAT the society examine past historical financial records.

Vote: 19 in favour on 25 voters.

CARRIED



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Moved by Chris Mather/Seconded by Laurie Taylor

THAT the Financial Report for the period October 1, 2023 to September 30, 2024 be approved.

Vote: 20 in favour on 25 voters.

CARRIED

6. ACTIVE MANUFACTURED HOME OWNERS SOCIETY ANNUAL REPORT for 2024

Susan described the work accomplished in 2024. The committee reported on the major issues we wish tackled in the regulations:

- 1- park closures/redevelopment/compensation;
- 2- rental assignment/subletting;
- 3- evictions proliferations/power abuses
- 4- proportional rent increase

Susan reported that the Manufactured Home Park Owners Alliance of BC (the Alliance) opposes BCMHO's position regarding assignments, subletting and ending the proportional rent increase, but that discussions will continue in January.

Discussion included the concerns of those present regarding the the infamous proportional rent increase, frustrated sales, misuse of the RTB-10 form, challenges with the financial 1097 form used to confirm mortgages, and various complaints about park owners and managers behaviour towards home owners. The tactics used by Real Estate Investment Trusts moving into the manufacture home community space were also discussed.

It was noted by many that the Manufactured Home Park Tenancy Act (MHPTA) is inadequate to effectively address all issues facing manufactured home communities and protect home owners.

Moved by Chris Mather/Seconded by Anna Hall

THAT the Annual Report 2024 be accepted.

Vote: 21 in favour on 25 voters.

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7. Implementation of Membership Dues

Discussion regarding past fees, compliance, contribution from other association, likely fee, led to no commitment at this time.

Motion by Susan Belford/Seconded by Colleen Gunter

THAT the question of membership fees be referred back to the board for consideration with a decision and plan to be reached within 6 months.

Vote: 22 in favour on 25 voters. **CARRIED**

8. Hiring an Executive Director

Susan proposes to hire two staff part-time to work and advocate for us.

Discussion: largely approved pending funding possibilities.

Motion by Susan Belford/Seconded by Daniel Vaillancourt

THAT we strike a committee to explore, over the next 4 months, the feasibility of adopting a staffed model.

Vote: 21 in favour on 25 voters. **CARRIED**

Committee members include Hans Rueckert, Anna Hall, and Daniel Vaillancourt.

9. Questions, discussion, actions

Discussion: a member pointed out that the MHPTA does not treat the Owners of manufactured homes (MHO) as major players in the affordable housing realm, while data shows that the assessed values of the manufactured homes substantially exceeds the assessed value of the land.



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Motion by Brian Snyder /Seconded by Chris Mather

THAT the statement of objectives published by AMHOS in February 2018, be revised from stating 'a) "Obtain a government commitment to revise the existing legislation with a specific timetable to pass new legislation', to requesting "Government establish a completely new Act and Regulations", based on the principles that homeowner rights and security of tenure and home investment are preeminent over the landowners use of land and that new legislation incorporates the principles, language and recommendations from the 2018 AMHOS report submitted to the 2018 RTB Housing task force.

Vote: 17 in favour on 25 voters.

CARRIED

Discussion: a member points out that the legislation lacks clarity regarding compensation in case of redevelopment.

Motion by Chris Mather /Seconded by Brian Snyder

THAT the BCMHO address the Minister of Housing, objecting to the lack of clarity in the Section 51 MHPTA Revisions, and obtaining clarify about the Ministry's intent and process for homeowners to obtain additional compensation. The letter should point out that misuse of power by such Developers as Starlight are currently occurring and denying homeowners of the assessed value of their property, and that all legislation must guarantee market value for a homeowner subject to development, as is the case for every other type of homeowner in Canada.

Vote: 21 in favour on 25 voters.

CARRIED

10. ELECTION/APPOINTMENT OF DIRECTORS (total of 7 directors at least 5 must be voting members (Bylaws Sec. 4.2))

- a. Three Directors for one year term expiring end of AGM held fall of 2025 (Bylaws Sec. 4.2.1)
- b. Four Directors for two year term expiring end of AGM held fall of 2026 (Bylaws Sec. 4.2.1)

Moved by Susan Belford/Seconded by Chris Mather

To appoint the following as Active Manufactured Home Owners Society Directors for a one year term: Ken Nentwig, Glen Beauchamp, and Susan Belford and the



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following for a two years term: Serge Lamarche, Chris Mather, Anna Hall and Hans Rueckert.

Vote: 22 in favour on 22 voters.

CARRIED

11. ADJOURNMENT

Meeting adjourned at 13:43 PST.