



**ANNUAL GENERAL MEETING draft minutes**  
**Active Manufactured Home Owners Society of BC (BCMHO.ca)**  
**2025 November 30, via Zoom at 11:00 a.m. PST**

**Board members attending**

Susan Belford (president), Sooke  
Anna Hall (vice-president), Surrey  
Serge Lamarche (secretary), Golden

Chris Mather (treasurer), Nanaimo  
Glen Beauchamp (director), Langley  
Hans Rueckert (director), Nanaimo

**Society members and others attending**

Ken Curry  
Gordon Lowick, Chemainus  
Bob Frei, Langford  
Murray Cantelon, Cobble Hill  
Nick Phillips  
Joe Martino, Nanoose Bay  
Dave Eaton, Nanaimo  
Bonnie Lindsay  
Amanda Giene, Coquitlam  
Barb Keats, Coquitlam

Fred Kidner, Nanaimo  
Brian Snyder, Nanaimo  
Donna Fuller, Kelowna  
Allison Kostelnik, Chemainus  
Colleen Gunter, Langford  
Lisa Hansen, Coquitlam  
Eleanor Dupont, Chemainus  
Daniel Vaillancourt, Nanaimo  
Angie Gursche, Sechelt  
Mike Cantelon  
Don Stanton

**Notes:**

Motions are carried with a majority and not otherwise specified.  
All times are pst.

**CALL TO ORDER**

President Belford called the meeting to order at 11:02

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 all**

THAT the agenda be approved.

**CARRIED**



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**2. APPROVAL OF ACTIVE MANUFACTURED HOME OWNERS SOCIETY ANNUAL GENERAL MEETING MINUTES NOVEMBER 30, 2024**

**Moved by Hans/Seconded by Anna**

THAT the Minutes of the Active Manufactured Home Owners Society Annual General Meeting held November 30, 2024 meeting be approved. **CARRIED**

**3. FINANCIAL REPORT FOR THE PERIOD OCTOBER 1, 2024 TO SEPTEMBER 30, 2025**

Chris Mather gave a summary of the financial report of September 30, 2025. Brian proposed a revision of one word which led to the motion:

**Moved by Chris Mather/Seconded by Lisa Hansen**

THAT the Financial Report for the period October 1, 2024 to September 30, 2025 with the revision be approved. **CARRIED**

**4. ACTIVE MANUFACTURED HOME OWNERS SOCIETY ANNUAL REPORT for 2025**

Susan described the work accomplished in 2025. The report will be available on the website.

**5. Member motion**

Fred prepared a discussion about the role BCMHO have to take to protect and promote MH as an affordable housing for young and seniors in particular.

**Motion by Fred Kidner/Seconded by Susan Belford**

THAT BCMHO continue to represent manufactured home owners across B.C. AND to promote manufactured home living as an affordable housing option for all British Columbians. **CARRIED**

Here is what Fred prepared: « I'd like to take a moment to highlight something important about this motion ... something that connects the work of the BCMHO with the broader affordable housing crisis in B.C.

This organization has always focused on protecting manufactured home owners and strengthening the legislation that safeguards our housing choice. That remains our core mission.



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But as we've continued that work, a growing number of us have started to notice something interesting: our goals overlap directly with the needs of younger families who are being completely priced out of home ownership. And this overlap could actually help us achieve what we've been fighting for.

Let me explain.

Younger families today ... Millennials and Gen Zed ... are almost entirely shut out of the housing market. An "affordable" home, according to current government definitions, still sits around \$850,000 to \$900,000. Even a modest \$400,000 mortgage requires an income of about \$90,000 a year. For most young families, that's simply out of reach.

But manufactured homes on leased land are the exception. When you remove the cost of land, home ownership suddenly becomes possible again. A brand-new three-bedroom, two-bath manufactured home can be purchased for a fraction of the cost of traditional housing. For many young families, this is the only real pathway into the home ownership market. A home for under \$2000 a month including pad rental, is life changing.

Now here's where our goals connect.

For these families to purchase manufactured homes, they need financing. And as we all know, financing is extremely limited for this type of housing ... not because the homes are mobile like many seem to think, but because their equity isn't properly protected under current provincial legislation. Lenders simply don't want to take the risk. This affects current homeowners who might want to secure a Reverse Mortgage AND also hinder the development of new communities.

Sound familiar? It's the same legislative issue WE'VE been pushing to fix. Only for a different reason.

This creates, I believe, a real opportunity. If we can reach younger families through various media platforms and help them understand that manufactured homes offer an affordable, realistic entry into home ownership ... complete with a yard, a garden, and space for their kids ... it would be in their best interest to join in our cause.

And when younger families start advocating alongside us for protections that secure their equity ... as well as ours, we gain an entirely new group of allies pushing the government for the same legislative reforms we've been working toward.



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The outcome is shared: stronger protections, wider financing availability, and expanded access to affordable home ownership in this province. So when we consider this motion, I ask that we keep that broader picture in mind. By reaching out and building support beyond our current membership, we might actually develop new allies and stakeholders ... some who may be willing to help finance our efforts, ultimately strengthening our position and accelerating the reforms we all want to see.

The affordable housing crisis is real.

All levels of government are moving towards solutions and never have we had the opportunity to be listened to as NOW.»

**6. Bylaw amendments for BCMHO**

Serge started but technical issues had Brian read the text and then Susan. Brian wanted a simpler wording for 1.1b second line and Susan and others agreed to delay this section approval. Hence the motion:

**Motion by Susan Belford/Seconded by Ken Curry**

THAT the new bylaws, except for section 1.1b, be approved as proposed by the Board. **CARRIED**

**7. Election/appointment of directors**

Susan: for health reason, Angie removed her candidature on the board. Remaining are Murray Cantelon, Amanda Gienne and Ken Nentwig. Susan called for other candidates three times, none came forward. The candidates are then acclaimed as directors for their next two years terms.

**8. Unfinished business**

Returning to the bylaw 1.1b, Serge tries to explain its second line but several find it too complicated. A motion was put to accept the wording as proposed but was defeated. Hence the next motion:

**Moved by Angie Gursche/Seconded by Murray Cantelon**

That the second line of bylaw 1.1b read «does not live in a manufactured home».

**CARRIED**



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**9. Members motions**

Brian suggests a resolution from the 2006 convention.

**Moved by Brian Snyder/Seconded by Daniel Vaillancourt**

That BCMHO will prepare a resolution for presentation at the Sept. 2026 BC Union of Municipalities supporting the affordability of manufactured home communities for both young families and seniors and the necessity to prepare new legislation recognizing homeowners rights and freedoms and providing adequate protection for homeowner investments upon closure or redevelopment of a community. **CARRIED**

Note: This resolution must be presented by a municipality, hence we must find one or prefer more municipalities to sponsor this and bring it to the convention for an endorsement. Brian to provide how this can be done by the Board or a committee.

Angie interjects with another issue: the word «park». Several approved, hence the motion:

**Moved by Angie Gursche/Seconded by Susan Belford**

That the word «park» be changed to «community» as much as possible in our writing. **CARRIED**

**10. Adjournment**

Meeting adjourned at 12:20.