

Slide 1 : This year has seen a lot of action both within the BCMHO and in the wider manufactured home- owner community. For example, two park associations pushed back hard (and successfully) against 20-page rule booklets from corporate owners that contradict the MHPTA. We have come to realize that homeowners working together within their communities can be a powerful and effective force.

Slide 2: Other local park associations have been working hard to strengthen their organizations and gain proper compensation for their homes following the sale of their communities.

Slide 3: Also, a regional group in Nanaimo—the Manufactured Home Community Stakeholders Group-- has helped to create the Manufactured Home Community Relocation Assistance Policy-- which could become the standard for municipalities across the Province for compensation in the case of community sale. It was approved November 19. Well done, Brian Snyder, Gloria Williams, David Eaton, Daniel Vaillancourt, Sheri Neligan, and Joe Martino!

Slide 4: BCMHO has seen an increase in membership over the year, including an increase in active members-- many of whom have taken roles with the Forward Committee, dedicated to the creation of new legislation that fairly protects the property interests of homeowners.

The BCMHO Board and Forward Committee have been working on several fronts. As well as developing ways to improve our working capacity, conducting research, reaching out to increase membership and find sponsors, maintaining the organization in general, and arranging and holding our first advocacy training session, we have been inching along the plan to effect legislative change mandated at last year's AGM. Over the year our numbers and effectiveness have grown so that BCMHO is well poised to move the plan forward.

Slide 5: Over the past year, as part of her work on the Nanaimo policy, Gloria Wells discovered that in addition to the well-known gaps and

challenges of the existing MHPTA, things are further complicated by the fact that six British Columbia Statutes impacting manufactured-home owners are in conflict with one another, and the MHPTA - creating legal discrepancies that have a bearing on the issue of compensation when a park is to be redeveloped.

Because the MHPTA doesn't adequately cover processes for homeowner compensation in the case of sale and redevelopment of a park, municipalities are left with the responsibility at the zoning stage. But they are hampered by inconsistencies in multiple Acts. I won't get into the details here, cause it's complex. If you want to know more, email me and I'll send you the relevant documents.

Of course, working within the RTB structure to address challenges of the MHPTA continues to be a constant priority as well.

Slide 6: Speaking of the RTB, this years' experience with RTB has been less than stellar. Issues raised in January for discussion for the year include those submitted by both MHPOA (aka the Alliance now MHPO) and BCMHO.

Following increasing instances of home sale frustration through 1097 refusal, we raised the 1097 issue at RTB. This is challenging because it is not covered by the MHPTA. It was agreed to discuss the issue between the Alliance and BCMHO privately, as well as explore whether any movement was possible on the assignment and subletting issue. A meeting was held, and while BCMHO offered several positive suggestions on the assignment and subletting issue, these were refused and communication broke down over the Alliance's tactics on the 1097 form and a clause in its revised version of the form which goes against the MHPTA and by-passes assignment with the RTB-10 form altogether. The September meeting was cancelled due to the BCGEU strike and restarting talks remains a priority for the new board.

Slide 7: This year we began providing training for homeowners in the current Act. Our first session, held November 12 was very in-depth and

made two points very clear. First, while nominally set up so “anyone can represent themselves”, the RTB arbitration processes for cases under the MHPTA are very difficult and challenging for lay people to negotiate. Further, the Act is much more complex than the Residential Tenancy Act and many arbitrators do not adequately understand it. For these reasons it is important for people with cases at RTB to have representation. Finally, if you form a local association for homeowners in your park you will be able to stand together against bad management behaviour, protect your more vulnerable neighbours, and be better informed and more likely to succeed

RTB

Slide 8: We know we still have a long way to go. But we are gathering steam and numbers and over the next year we will continue to build our member services, increase our profile, and create the change we need to preserve and protect our affordable way of life.

Slide 9: Now to some Society Business... we have one members motion to bring forward and one special resolution from the board regarding revisions to the Society Bylaw.

Slide 10: This member’s motion was put forward by Fred Kidner, who is working with Amanda Giene to build our media profile. Fred?

Slide 11: The board has revised bylaws related to membership and Directors.

Slide 16: Today we are electing 4 people for two-year terms

Ken Nentwig’s 1-year term has expired, he hopes to return for a two-year term

Susan and Glen’s 1-year terms have expired, and they will not run again.

Chris Mather, who has 1 year left in his term is withdrawing from the board for health reasons, so his seat is open.

Angie Gurshe has removed her candidacy because of health issues.