

**MATURE ACTION COMMITTEE [MAC]
ANNUAL GENERAL MEETING 2007**

7:10 - 8:15 PM, Thursday, March 22, 2007

Our Lady of the Mountains Roman Catholic Church, Whistler, BC

Present: 35-40 persons: existing members, new members and visitors.

MINUTES

1. CALL TO ORDER

President Gord Leidal [GL] extended a welcome to all and introduced the executive members at the table, Doug Deeks [treasurer] and Luise Zinsli [membership & nominations]. It was noted that our program comes in two parts – first our AGM followed by the 'Discussion on Health Care in B.C.'. Marnie Simon, Chair of the Whistler Health Care Foundation, will be the discussion facilitator, and she will introduce our special guest MLA Joan McIntyre.

GL also introduced Marla Zucht, Manager of the Whistler Housing Authority [WHA], who will be available to assist with questions concerning the seniors housing program.

2. VALIDATION

GL confirmed that a notice of the meeting was circulated to our members and posted in both the local media and our web-site. It was also noted that a quorum was present for the meeting. There were no objections to the manner of calling the meeting.

3. APPROVAL OF MINUTES FROM 2006 AGM

Copies of the Minutes from the AGM of March 30, 2006 were circulated previously to all members with the meeting notice, and they were posted on the MAC web-site for several months. Some copies were also made available at this meeting.

There were no questions from the floor and no discussion.

It was moved by Brian Titterton, and seconded by Marnie Simon that the Minutes be approved as circulated. The motion carried.

4. REPORTS:

[1] President's Report: Gord Leidal

I now have the pleasure of providing you with a report on our activities and progress over the past year, and once again it will sound somewhat familiar. Our primary focus continues to be on the '**creation of seniors housing**' in Whistler, but we also take an interest in other '**seniors needs and issues**', and we respond to many referrals and inquiries – anything to do with seniors. MAC continues to partner with the RMOW relative to Whistler 2020, and of course our members are well represented on many organisations & committees. I think it is fair to say that seniors continue to be the backbone of our 'community volunteers'.

Regular **communications** with our membership has always been a challenge. With the help of our web master [and member] Don Armour, just prior to last year's AGM we started building our own web site www.whistlermac.org. This really has become a great tool, with almost all information relevant to MAC now contained therein, and we do our best to provide regular updates. So please make a point of visiting the MAC web site from time to time, and if you have any suggestions for improvement - well, just let us know.

Also over a year ago a regular column in the Whistler Question called '**Senior Voices**' had its beginning; this column now appears bi-weekly with news, topics of interest, events and activities for the seniors community - so a big thank you goes to Marnie Simon, our contributing writer.

These better communications, along with interest in the future seniors housing communities, have had a positive impact on our membership - once again our numbers have grown by well over 25%. Just prior to this meeting **MAC membership** totalled 108 singles and couples, representing 173 individuals.

Over the past year your Board has been busy preparing two resolutions for your consideration today. Our **MAC Bylaws**, which date back to 1995, include some matters that really required amendment to better reflect our current and broadening activities, so a very comprehensive review and update has now been completed.

Also as most of you now know, about 1½ years ago the MAC Board of Directors entered, in principle, into a **Memorandum of Understanding [MOU]** with the WHA . This MOU defines the relationship between MAC & WHA relative to the administration & provision of restricted seniors housing, and it also sets out 'qualification requirements' for occupancy.

Both of these documents have been posted on our web-site for many weeks now, and they were also mailed out to all members as part of your AGM package.

Now for an **update on the 'seniors housing'** - as most of you know, there are two private sector development proposals that include significant seniors housing components, one being the 'Rainbow Lands' located just north of Alpine Meadows, and the other being the 'Holborn Lands', located north of Lorimer Road near the tennis club. Both have solid support from municipal Council and staff, and MAC representatives continue their consultation with both developers, in addition to our presence on the WHA Board.

For **Rainbow**, the development is clearly moving forward, with engineering design for both onsite and off-site infrastructure now complete; architectural designs for the first phase of employee housing are underway; overall site preparation and rough grading are near completion; rezoning and subdivision approvals are expected later this spring; and the first phase of resident housing is scheduled for delivery by the end of 2007 – hopefully it stays on track ! There will be **40 units of occupancy restricted seniors housing** included in the Rainbow development, probably in two complexes, with a mix of ownership and rental units, and also choices in terms of price-point. At present the seniors housing sites are being used for material storage; architectural design will likely commence next year, with delivery of the first phase of senior housing before the end of 2009 – we hope? For more information on the Rainbow development, I would encourage you to visit their web-site – it is really well done, and we have included a direct link from our MAC web-site.

For **Holborn**, we understand that the development proposal is 'alive and well and moving forward'; hopefully the rezoning application will proceed to Council for a first reading later this spring. About 27,000 square feet of seniors housing has been proposed within one complex at Holborn, which might translate into about 20 to 22 housing units, depending on their size and common space uses. The tenure mix has not been confirmed. In addition to the housing, 1,500 square feet of community amenity space has been proposed for a '**seniors centre**'. Assuming that the development process now proceeds without any major complications, seniors housing design could commence in 2008, with delivery by the end of 2009, at the earliest.

A third seniors housing community has been proposed for the '**Athletes Village**' or '**Lower Cheakamus**' lands, presumably sometime after 2010, and once there is a better understanding of the long term senior needs in terms of both quantity and tenure.

Other initiatives with a focus on seniors that continue with success here in Whistler include -

- the '**mature activity class**' lead by Donna Savage at Meadow Park Sports complex; it is now well into its third year; they meet 2 to 3 times each week, with a group size that varies between 6 and 20, depending on the time of year, weather & ski conditions

- the **Seniors Ski Team program**, lead by Wendell Moore, which is now in its fourth year, having expanded from 14 to 23 teams over the past year, comprising 161 individuals plus coaches – a huge success and lots of fun
- And of course the 'bridge players', not necessarily all seniors yet, who meet at MY Place on a regular basis

I'm sure you will all agree, we are fortunate and Whistler truly is a very special place to live and stay young –

On behalf of all of our members, my thanks goes to our retiring BoD for all of their work over the past year, and also to staff at both the WHA and the Municipality for their continuing support; and thanks to all of you for being here.

[2] Treasurer's Report: Doug Deeks

FUND STATEMENT

February 1, 2006 to January 31, 2007

<u>BANK BALANCE –FEBRUARY 1, 2006</u>			\$1,889.77
Receipts:	Membership	\$ 1,300.00	
	CEP (1)	600.00	
	CMHC/WHA Grant (2)	<u>3,000.00</u>	4,900.00
			<u>6,789.77</u>
Expenditures:	Annual General Meeting & Seniors'		
	Housing Design Workshop March 30, 2006	\$ 373.60	
	Society Act Registration fee	25.00	
	MAC Web site development & maintenance	464.35	
	Bank service charges	<u>36.00</u>	<u>898.95</u>
<u>BANK BALANCE - JANUARY 31, 2007</u>			<u>\$5,890.82</u>

- (1) RMOW Community Enrichment Program grant for the development of the MAC Web Site.
- (2) Central Housing & Mortgage Corporation "seed funding grant" of \$10,000 for senior housing planning provided to WHA, with a \$3000 portion transferred to MAC to assist with future planning.

There were no questions and no discussion.

It was moved by Steve Milstein and seconded by Linda McLean that the financial report be approved. Motion carried.

[3] Nominating Committee: Luise Zinsli

The MAC By-Laws require that the Directors retire from office at each annual general meeting, and they have done so.

The number of Directors that we have been working with for some time now is ten, and this continues to be a satisfactory and workable number. Our Amended Bylaws, which will be presented to the membership as our next agenda item, will set the 'maximum' number of directors at ten.

The nominating committee has put together a list of 9 nominees for the next term of the Board, which has been circulated to all members. Members were also invited to submit additional names in writing prior to

March 13th, 2007. No further nominations were received, and Nominations closed after March 13th. The nominees are:

Ken Nickerson
Luise Zinsli
Doug Deeks

Jessie Pendygrasse
Betty McWhinnie
Marnie Simon

Don MacLaurin
Marg Pallot
Gord Leidal

There were no questions or discussion.

A motion to accept the proposed Board was moved by Steve Milstein & seconded by Brian Titterton. Motion carried.

It was noted that the President, Vice-president, Secretary and Treasurer would be appointed from the Board. It was also noted that members are welcome to attend Board meetings as observers, by simply contacting us and confirming their interest.

5. RESOLUTION TO ADOPT THE MAC-WHA MOU AS A POLICY AGREEMENT RELATIVE TO THE PROVISION AND OCCUPANCY OF RESTRICTED RESIDENT HOUSING FOR WHISTLER'S SENIORS

Gord Leidal introduced the motion and provided an explanation.

MAC was incorporated as a non-profit organisation under the Society Act of B.C. back in 1995; early efforts focused on organising, visioning and raising awareness relative to the need for some seniors housing here in Whistler – but without incentives, there was really very little real progress, and just too many other priorities at the time.

In Nov. 2001 Council confirmed by resolution that ***“Housing developed exclusively for use by Whistler seniors [subject to appropriate price and resale controls and qualification requirements] be considered ‘resident housing’*** [eg formal recognition under the municipal resident housing policy]. Then in Dec. 2003 it was agreed that the Municipality would ***‘take on the lead role for delivery of seniors housing’***. In Nov. 2005 the MAC BOD entered into, in principle, the ***MOU with the WHA***. So, about every 2 years starting in 2001, there has been a major step forward, with many smaller and progressive steps between.

The MOU defines the relationship between MAC and the WHA, it provides guidelines for the administration and provision of restricted resident housing for Whistler's seniors, and it sets out 'qualification requirements' for occupancy, either as an owner or tenant.

The MOU also provides the basis for a seniors restricted housing agreement, and in turn, the 'standard charge terms' that will apply in the form of a covenant registered on title. At the same time, the MOU must be considered a living document, being subject to possible amendments as the future unfolds.

Over the past year this MOU was reviewed by WHA legal council in consultation with MAC representatives, and also by a legal advisor for MAC, all resulting in some fine tuning & refinements.

The resolution proposed by the Board to our members is ***‘that membership support the recommendation of its BOD, and adopt the MAC–WHA MOU dated January 21, 2007 as policy, and as the basis for agreement relative to the provision and occupancy of restricted resident housing for Whistler's seniors’*** .

Questions from the floor generally related to a further explanation relative to policies, with answers provided from the chair [GL] and Marla Zucht, General Manager of the WHA. They included:

- The need to sell your primary residence prior to occupancy was confirmed, with no further restrictions on other real estate holdings for revenue purposes or personal use
- Wait list not to be formalised until seniors housing developments receive final approvals; MAC members will be notified when opportunities are available, then the needs-based

- 'priority point system' will be applied to interested applicants to determine ranking relative to their choice
- The final cost of seniors housing remains uncertain at this time; there will be units that target current WHA employee housing rates [eg about \$200+ per square foot] plus a premium cost [possibly in the order of \$20 to \$35 per square foot] associated with specific seniors needs and common spaces; in addition there will be higher-end units at higher price-points, thereby providing some flexibility and choices
 - Maximum 'resale' prices will be based on the original purchase price [from the developer] plus an appreciation based on the 'core consumer price index' [eg as per current WHA policy, and which historically is about 2% annually]
 - Capital improvements to units are considered a personal choice, and generally are not recoverable at resale unless they involve a building permit
 - Each seniors housing development will be organised into a 'strata' for purposes of operations and maintenance, and strata management fees will apply
 - Noted a need to address the requirement that 'applicants must have resided in Whistler as a *Principal Residence* for a minimum period of 5 consecutive years within the 10 year period immediately prior to ownership or rental of an SRH unit', at least initially, in view of the ongoing delays in the delivery [completion] of seniors housing in Whistler; also need to address some seniors who have resided in neighbouring communities for many years due to affordability, but with a long term, continuous work history in Whistler [eg they consider Whistler to be their community]

It was so moved by Brian Titterton, and seconded by Steve Milstein
Motion carried.

6. RESOLUTION TO ADOPT PROPOSED AMENDMENTS TO THE MAC BYLAWS

Doug Deeks introduced the resolution and provided an explanation.

The original bylaws of MAC date back to May 1995. Since that date there has been considerable activity in fulfilling our objectives, generally in accord with our constitution. From a review of our bylaws, the Board noted that some matters really required amendment to better reflect our current and broadening activities, and changing relationships with both governments and developers.

It was noted that the proposed changes were reviewed by a legal advisor for MAC, and the bylaws with proposed changes were circulated with the notice of this meeting, and they have also been posted on our web site for several weeks.

The resolution proposed by the Board to our members is **"that the amended By-laws as presented, with deletions and additions, be accepted and approved"**.

There were no questions or discussion.

It was so moved by Betty McWhinnie, and seconded by Heidi Lieberherr –
Motion carried

7. GENERAL DISCUSSION AND QUESTIONS

It was noted that questions and discussion had previously been well covered under agenda Item 5. There was no further discussion or questions.

8. MOTION TO ADJOURN

At about 8:15 pm it was moved by Betty McWhinnie and seconded by Marnie Simon that the meeting be adjourned.
Motion carried.

A 'Discussion on Health Care in B.C.' followed the AGM.