

MATURE ACTION COMMITTEE [MAC] ANNUAL GENERAL MEETING 2008

7:15 - 7:45 PM, Thursday, March 27, 2008 held at
Our Lady of the Mountains Roman Catholic Church, Whistler, BC

Present: 65-70 existing members, new members and guests.

MINUTES

1. CALL TO ORDER [7:20 pm]

President Gord Leidal [GL] extended a welcome to all and introduced the executive members at the table, Doug Deeks [treasurer] , Jessie Pandygrasse [secretary]and Luise Zinsli [membership registrar & nominations committee chair]. It was noted that our program comes in three parts – first our AGM, followed by a presentation by Joan Birchall on the B.C. Seniors Games, and a presentation by Joe Redmond on Seniors Housing in the Cheakamus Crossing development.

2. VALIDATION

GL confirmed that a notice of the meeting was circulated to our members, posted in local media and on our web-site. It was noted that our required quorum is now 20 % of our members in good standing. Our membership registrar [LZ] reported that registered members exceeded our quorum and there were no objections to the manner of calling the meeting.

3. APPROVAL OF MINUTES FROM 2007 AGM

Copies of the Minutes from the AGM of March 22, 2007 were circulated previously to all members with the meeting notice, and they were posted on the MAC web-site for most of the year. Some copies were also made available at this meeting. There were no questions from the floor and no discussion. It was moved by Betty McWhinnie and seconded by Steve Milstein that the Minutes be approved as circulated. The motion carried.

4. REPORTS:

[1] President's Report: Gord Leidal

It is my pleasure to provide you with an update on MAC's activities and progress over the past year. Our main focus continues to be 'creation of seniors housing'. But we also respond to many referrals and inquiries – anything to do with seniors issues and needs in our community.

ACTIVITIES such as the Seniors Ski Team & Seniors Fitness Classes are ongoing successes, and they have taken on a life of their own. MAC continues to partner with the RMOW relative to Whistler 2020, with many of our members active on various task forces. And of course many of our members are busy volunteering through out the Whistler community.

COMMUNICATIONS with our membership has always been a bit of a challenge. Our web site www.whistlermac.org has become a very useful tool in recent years, with almost all information relevant to MAC now posted, and we owe much thanks to our webmaster Don Armour. Most of our membership now have access to a computer and the internet, so we encourage you to visit the MAC web site from time to time

for updates. Occasionally we rely on MAC Newsletters, sent out both electronically and by Canada Post, and of course we also receive coverage in the local media. Also, please keep us advised as to any changes in your addresses.

Our MEMBERSHIP continues to grow – numbering 126 households with 204 individuals, though some of you still owe fees for 2007 [probably because we have not sent out the invoices].

Now for an update on 'SENIORS HOUSING'. MAC representatives continue to consult with the developers on a regular basis, in addition to our presence on the WHA Board. As most of you know, there are the two private sector development proposals that include significant seniors housing components, one being the 'Rainbow Lands' with 40 seniors housing units, and the other being the 'Holborn Lands', with about 22 seniors housing units plus a seniors activity centre. And I know most of you are reasonably familiar with these developments, as they are described on our web-site and in last year's minutes. You will recall that one year ago both of these developments were showing much promise, but then all apparent progress came to a halt until very recently.

For RAINBOW, located just north of Alpine Meadows - site clearing commenced in late summer 2006, and the rough-in grading for most roads and building lots was complete by early 2007. The bylaws for this residential development received final approval from Council in June 2007, and financing is reportedly now in-place.

Some good news for seniors – the Developer indicates that construction should resume very soon, and a project manager and an architect for the seniors housing will likely be appointed later this summer. Building plans may be ready by the end of this year, building construction could begin in 2009, with possible occupancy for seniors by late 2010 - BUT, there is no certainty at this point.

For HOLBORN, located north of Lorimer Road at the tennis club – the development agreement is reportedly near completion, and the Developer suggests that they are ready to proceed to Council for a Rezoning Approval; they hope to be in a position to proceed with site pre-loading and construction later this year.

The seniors housing complex is now scheduled for phase 3 construction, immediately following completion of the new indoor tennis and fitness facility. The Developer suggests that at best the seniors housing could be ready for occupancy by late 2012, but more likely 2013. Under the worst case scenario seniors occupancy would be by 2014 - BUT again, there is no certainty at this time.

For CHEAKAMUS CROSSING [eg the Athletes' Village] –construction of roads, infrastructure and housing is already well underway for Whistler's newest neighborhood. As many of you may know, when complete there will be 240 resident restricted units for ownership, 55 WHA rental apartments, in addition to a hostel, some market housing and other amenities.

After the strong show of interest by MAC members in a recent survey, the WHA Board of Directors at its meeting held in February passed a motion to allocate up to 24 housing units to seniors, this number accounting for approximately ten percent of the available restricted housing in this development. They will likely consist of about 18-apartment units and 6-townhome units, and the Whistler 2020 Development Corporation [WDC] will likely proceed with presales in the fall of 2008 for occupancy in the summer of 2010. This is seen as a huge positive, as we now know seniors housing in Whistler will be a reality for 2010. Hopefully most of you can stay after this AGM for the WDC presentation, and they along with Marla Zucht from WHA will be available to answer your questions.

So, HOW DO YOU QUALIFY and get on the seniors housing wait list? This question keeps coming up, so let me try to explain ----

Firstly, as most of you know, the waitlist for seniors housing is 'needs based', favoring both 'age' and 'length of time resident in Whistler [as a principal residence]'. Secondly, it is project specific, such that whenever seniors housing is available, all MAC members will be so advised of the opportunity. A 'seniors housing waitlist' will ONLY be established by WHA for each specific project, once opportunities are ready in sufficient detail. Then the waitlist will include those members of MAC who are both eligible and ready to occupy seniors housing for that project, and who specifically confirm their interest and intentions in writing to the WHA in the format prescribed by the WHA. A waitlist order, or 'priority for both occupancy and choice of a unit' will be determined on the basis of 'priority points' at that point in time – and the points will reflect both 'age' and 'length of time resident in Whistler', as a principal residence. The WHA 'Seniors Housing Waitlist Application Form' will include a statutory declaration relative to the MAC – WHA requirements necessary for purchase and / or occupancy, including items such as age, periods of principal residency in Whistler, and work history and / or volunteerism in Whistler; that form is now under preparation.

What about SENIORS RENTAL HOUSING ? From our recent membership survey relative to Cheakamus Crossing a small number [about 10%] indicated a preference [or possibly a need] to rent rather than purchase. Now it has always been our goal to provide rental units in addition to ownership, however at this time we have NOT been able to identify and secure any equity financing to make rental units available for this project.

But there are other options for rental housing ? As already noted, the Rainbow development includes rental seniors apartment units, and they may be ready by late 2010. Also the WHA will have 55 rental apartment units located in a separate building at Cheakamus Crossing – while not allocated to seniors, some seniors may be eligible and could apply to be on the WHA rental wait list.

IN CONCLUSION, my thanks goes to our retiring Board of Directors for their dedication and hard work over the past year, and also to Marla & Jessica at the WHA for their continuing support, both in terms of sharing their knowledge and services.

Again, I know all of you will agree that Whistler is a great place to live – otherwise you wouldn't be here! And hopefully for many, the seniors housing will allow for the longer term and 'ageing-in-place'. Thank you.

[2] Treasurer's Report: Doug Deeks provided a review of expenses, and reported that our finances are in good standing.

FUND STATEMENT

February 1, 2007 to January 31, 2008

BANK BALANCE - FEBRUARY 1, 2007		\$5,891
Receipts:	Membership	<u>1,200</u>
		7,091
Expenditures:	Annual General Meeting 2007 & Discussion	
	On Health Care in BC.	746
	Annual General Meeting- 2008	140
	Society Act Registration fee	25
	BC Ministry of Finance	50
	MAC Web site development & maintenance	181
	Stationery	24
	Bank service charges	<u>36</u>
		<u>1,202</u>

BANK BALANCE - JANUARY 31, 2008

\$5,889

There were no questions and no discussion.

It was moved by Don MacLaurin and seconded by Les Lawther that the financial report be approved. Motion carried.

[3] Nominating Committee: Jessie Pandygrasse for 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 over the past year is nine; our Bylaws set the 'maximum' number of directors at ten.

The nominating committee has put together a list of ten 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. No further nominations have been received, and Nominations closed after March 21st.

The nominees are:

<i>Ken Nickerson</i>	<i>Jessie Pandygrasse</i>	<i>Don MacLaurin</i>
<i>Luise Zinsli</i>	<i>Betty McWhinnie</i>	<i>Marg Pallot</i>
<i>Doug Deeks</i>	<i>Marnie Simon</i>	<i>Gord Leidal</i>
<i>Garry Watson</i>		

There were no questions or discussion. A motion to accept the proposed Board was moved by Steve Milstein and seconded by Doreen Watson. 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. GENERAL DISCUSSION AND QUESTIONS

1. Steve Milstein suggested a need for more discussion and eventual action on addressing other seniors needs in our community, in addition to the housing, to ensure healthy aging-in-place here in Whistler. Steve referred back to a MAC workshop from a few years ago, at which time many of these needs were identified, and from which a few activities evolved. It was agreed that a working committee be created for follow-up [1] with a needs assessment and [2] to identify resources for implementation. Individuals confirming an interest included: Steve Milstein, Susan Lawther, Betty McWhinnie, Mark Watson, Marnie Simon and Melissa Deller.
2. Question: Will there be a 'means test' to qualify for seniors housing?
Answer: In general 'No'. But, there is a possibility of some lower cost, subsidized rental units at Rainbow that would require a 'means test' to qualify, this to be confirmed at a later date.
3. Question: How much time will you have to sell your present home, particularly in a bad market ?
Answer: The application form for seniors housing is presently under preparation, and the maximum time after occupancy of a seniors unit for sale of your principal residence remains to be confirmed; it may be in the order of 6-months.
4. Question: Can you retain your 'principal residence' and convert it into a revenue property ?

Answer: No, you must sell your principal residence; this is policy and will be required as part of the application and agreement process.

5. Question: Will there be other seniors housing projects in addition to Rainbow, Holborn and Cheakamus Crossing in the future?
Answer: It is unlikely and unforeseen, however there is an opportunity for more seniors housing at Cheakamus Crossing in the future, as the Municipality now has a significant land bank in the area as part of its 2010 legacy.
6. Question: Does the seniors housing unit in Whistler have to be your 'principal residence' ?
Answer: Yes, it must be registered and used as your principal residence, but it does not preclude ownership [or rental] of a second home or cottage [by the lake] somewhere else.
7. Question: After purchasing seniors housing at Cheakamus Crossing, can you subsequently move to other seniors housing?
Answer: Yes, though subject again to the sale of your present unit, and assuming there is a qualified purchaser.
8. Question: If you are already resident in seniors housing [say in Cheakamus Crossing], but subsequently wish to relocate to other seniors housing [say at Rainbow], do you move to the bottom of the WHA waitlist?
Answer: No, the seniors housing waitlist order is always based on an individual's 'priority points', no matter where you live. The older you are, and the longer your principal residence has been in Whistler, the higher your ranking.
9. Question: Will there be other costs and fees associated with seniors housing?
Answer: Each seniors housing community will be organized into a strata for the purpose of operations and maintenance, and strata management fees will apply.

6. MOTION TO ADJOURN

At about 7:45 pm it was moved by Ivan Johnson that the meeting be adjourned. Motion carried.

The following presentations were given to the membership after adjournment:

1. Presentation on BC Seniors Games by Joan Birchell, Zone 4 Publicity and Promotions Coordinator.
2. Presentation on Seniors Housing at Athletes' Village now known as Cheakamus Crossing by Joe Redmond, President of the Whistler 2020 Development Corporation.

Refreshments and informal discussions among the members and presenters followed the meeting.