



ANNUAL GENERAL MEETING OF MEMBERS

APRIL 6, 2022 | 12:00 – 12:40 pm

Online Meeting | Meeting Minutes

ATTENDANCE:

Aragon-Lloyd	Alisa	Bridgestone Financing
Belisle	Henri	TQ Construction Ltd.
Best	Todd	Best Builders
Binns	Shawna	My House Design Build
Bork	Faye	Dick's Lumber and Building Supplies
Bremner	Tom	Castle Builder Financial
Brooks	Guy	KPMG.ca
Capar	Robert	Maison d'etre Design Build
Chin	Randy	RBC Royal Bank
Clarke-Jantzen	Jeff	BCollective
Clay	Larry	Clay Construction Inc.
Cooper	Mark	Shakespeare Homes & Renovations Inc.
Corradini	Stefano	Baseline Payments
Deamer	David	Polygon Homes Ltd.
Diaz	Lucila	Harmony Sense Interiors
Dunn	David	BCIT
Etheridge	Paul	Etheridge Home Renovation
Fry	Jake	Smallworks Studios/Laneway Housing
Glavind	Dan	Dick's Lumber and Building Supplies
Harrison	Lynn	Harrison Marketing Resources Ltd.
Helleouet	Melody	BFL Canada
Hill	Justin	Gaia Developments
Hughes	Lloyd	Park Ridge Homes Inc.
Kamrani	Reza	Federated Insurance
Kull	Anne	Huckleberry Landscape
Lacey	Simon	Etheridge Home Renovation
Lloyd	Keith	Business Surgeon
Luk	Marita	BCIT
Marsland-Root	Michael	Five Creative
McBain	Jacque	Goto Promotions
Meads	Jonathan	Qualico
Mottaghi	Arman	Properate
Mould	Chris	MNP
Peto	Lawrence	A Few Good Lads
Petrie	Nicholas	DOS Design Group
Ponuick	Blake	Preston Mobility Inc.
Rai	Shaun	Homes By Engineers
Richardson	Josh	Ashdown Capital
Riley	Steve	S.P Riley Residential Design Ltd.
Robinson	Matt	Monarch Floor & Window Coverings
Stefanucci	Cheri	Abstract Homes and Renovations

Vaezi	Amir	XWX Demolition
Varrick	Matt	Federated Insurance
Walkley	Richelle	Formations Wood

STAFF:

Ron Rapp	Renée Auer	Carolyn Beale
Jay Chadha	Diana Dilworth	Wendy McNeil
Justine Nadia	Dawn Sondergaard	Vanessa Swanson
Eldon Guenther (Eccounting)		Cathy Prentice (Recording Secretary)

1. CALL TO ORDER

Mr. Ron Rapp, HAVAN CEO, opened the 2022 Annual General Meeting at 12:00 p.m. and provided an Indigenous welcome.

Mr. Rapp advised the required notices of this meeting were communicated to all members via email with the 2020/21 Audited Financial Statements, the minutes from October 6th, 2021 Annual Election Meeting and two resolutions being presented for approval to the Membership.

Mr. Rapp thanked HAVAN members for participation on committees, councils, and other activities. HAVAN staff were thanked for their significant efforts. Mr. Rapp provided a review of the past year with highlights as follows:

- The industry continued to operate uninterrupted throughout the pandemic;
- Challenges throughout the pandemic have been the global supply chain, significant cost increases, labour shortages and housing affordability among others;
- Some events are now being transitioned back to in person from virtual;
- The Legends of Housing dinner will take place May 17, 2022;
- Government Relations activities were reviewed noting an Awareness Campaign will be conducted regarding the fall Municipal elections.

Golf Committee Chair, Director Dan Glavind, was introduced and presented on the BCIT Scholarships. Mr. Glavind advised the annual Golf event will be held September 7, 2022 at Swaneset Golf Course and will likely sell out quickly. Sales will commence May 2. This year, a post-game banquet will take place. Scholarships provided through golf proceeds were reviewed and Mr. David Dunn, Associate Dean, AD's Office Building Design & Construction Trades, BCIT was welcomed to the meeting. Mr. Dunn thanked HAVAN and sponsors over the past twenty years. Mr. Dunn advised the four scholarships were awarded to BCIT carpentry students and the recipients were congratulated.

The CEO advised the AGM is restricted to Homebuilders Association Vancouver (HAVAN) members. As per Article 2, Number 10-B, of the HAVAN Bylaws, any member whose dues are more than 60 days in arrears will not be considered a member in good standing and therefore ineligible to vote on HAVAN matters. One HAVAN member assigned proxy votes for this meeting.

Today's agenda includes all items of business which are required to be carried out by HAVAN at its Annual General Meeting.

2. APPROVAL OF THE MINUTES

The minutes of the 2021 Annual General Meeting, held on April 7, 2021, were approved by the membership at the Annual Election Meeting on October 6, 2021. Copies of the minutes and 2020/2021 Audited Financial Statements were forwarded via email, and the links to these documents are posted in the chat section at the start of today's meeting.

A motion was requested to approve the minutes of the 2021 Annual Election Meeting, held October 6, 2021.

MOVED: Dan Glavind

SECONDED: Alisa Aragon-Lloyd

THAT the Membership of HAVAN approves the minutes of the 2021 annual election meeting, held October 6, 2021, as presented.

CARRIED

3. HAVAN FINANCIAL REPORT AND APPROVAL OF THE 2021 AUDITED FINANCIAL STATEMENTS

Mr. Rapp introduced Mr. Chris Mould, HAVAN Secretary/Treasurer to provide the 2020/21 Financial Report and Audited Financial Statements.

Mr. Mould advised he assumed the role of Secretary/Treasurer on November 1, 2021 from Mr. Avtar Johl who had stood in that position for numerous years. Mr. Mould thanked Mr. Johl for handling HAVAN's finances over the years in a very organized and transparent manner.

The Financial Statements for the year ended October 31, 2021 were audited by KPMG who confirmed their opinion that these financial statements present fairly in all material respects the financial position of the Association.

Excerpts from the Financial Statements were shown on screen and Mr. Mould provided a review of the Statement of Operations and the Balance Sheet. Overall, the Association is in stable financial health.

Mr. Mould thanked HAVAN's Accountant, Eldon Guenther of 777 Eccounting, and KPMG for the timely provision of financial information and expeditious delivery of the Audited Financial Statements.

A motion was requested to approve the Audited Financial Statements for the year ended October 31, 2021.

MOVED: Tom Bremner

SECONDED: Keith Lloyd

THAT the Membership of HAVAN approves the Audited Financial Statements for the year ended October 31, 2021 as presented.

CARRIED

4. ADDITIONAL RESOLUTIONS

Mr. Randy Chin, HAVAN Chair, brought forward two resolutions which the Board unanimously approved for presentation to the Membership.

Associate Membership Category

Mr. Chin advised the focus on creation of this membership tier is to strengthen HAVAN's communication channels and advocacy with the municipalities and to provide access to HAVAN Government Relations Update, Monday Morning Briefings, Sunday Connections and HAVAN educational opportunities. It will also serve to raise brand awareness with politicians and staff and encourage participation and networking in HAVAN events. While focused on municipal membership, this tier could be extended to other related not-for-profit construction Associations at the discretion of the HAVAN Board of Directors. This membership tier would not have voting privileges.

MOVED: Simon Lacey

SECONDED: Jacquie McBain

THAT the Membership of HAVAN approves that an Associate Level Membership Tier be created for all Municipalities in the HAVAN catchment area at a fee of \$250.00 per annum, and further, that this tier of membership could be extended to other not-for-profit construction related Associations at the discretion of the HAVAN Board of Directors.

CARRIED

Membership Dues

According to Article 2, Number 6, of the HAVAN Bylaws, membership fees must be set annually at the Annual General Meeting. Mr. Chin advised that HAVAN has not effected an increase to the base membership fees in over ten years including several years with no inflationary adjustments. While fiscal

management has been the focus during the pandemic, with the transition to a post-pandemic landscape in moving towards re-engagement of in person meetings, networking and events, HAVAN is also subject to the pressures of increasing costs.

MOVED: Rob Capar

SECONDED: Henri Belisle

THAT the Membership of HAVAN approves that Large Builder Members (over 49 units per annum) dues be increased to \$3,400.00 per annum;

AND FURTHER,

THAT the Membership of HAVAN approves that Small Builder/Other Members dues be increased to \$1,700.00 per annum.

CARRIED

5. MOTION TO ADJOURN

Mr. Rapp advised this concludes the business requirements of the Annual General Meeting and invited any members to advise of other business that the membership would like to have addressed. Mr. Castle expressed thanks for the AGM being held online to facilitate attendance.

A motion was requested to adjourn the 2022 HAVAN Annual General Meeting.

MOVED: Dan Glavind

SECONDED: Tom Bremner

THAT the 2022 HAVAN Annual General Meeting be adjourned.

CARRIED

Mr. Rapp declared adjournment of the 2022 Annual General Meeting of the Homebuilders Association of Vancouver.