



GRANVILLE GARDENS HOUSING CO-OPERATIVE

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Report from the Board of Directors

Kitchen Update

At the General Meeting last week we asked the members how the coop should decide the order of kitchen renovations. Many suggestions were made and we conducted a poll. The results were decisive that we number the buildings and select them in random order. Angie Galbraith, Maintenance Chairperson, said that she first intended to check the previous inspections for reports on kitchens to identify the ones most in need of replacement. Angie determined that units 88-93 (Bldg. 11) would be the next units to have their kitchens replaced. On July 7th, measurements will be taken for cabinets in those units.

Today, Owen, our temporary coordinator, pulled the random order which was witnessed by Maria Petkova-Popova Unit 30 and Emma Hunter Unit 21. The order for kitchen replacement is as follows:

- Bldg. 1 - Units 3-7
- Bldg. 4 - Units 33-45 & 47
- Bldg. 2 - Units 9-21 & 23
- Bldg. 5 - Units 49-53 & 55
- Bldg. 6 - Units 56-61
- Bldg. 8 - Units 63-73
- Bldg. 10 - Units 75-87
- Bldg. 9 - Units 74-84
- Bldg. 3 - Units 24-31

This is likely going to happen over the next year or longer so please be patient. You will be notified when measurements are to be taken and a schedule worked out building by building.

Units 8, 22, 32, 46, 48 and 54 are wheelchair accessible units. Those need a redesign and will be done later as part of a larger project. Unit 72 will be renovated with project management.

Smoking

We continue to receive complaints about members smoking in their backyards and not following the Occupancy Agreement. Members voted to make the coop non-smoking. You must either smoke inside your unit or use the location we set up by the coop entrance as well as the bench outside the hall for after dark.

Please be considerate of your neighbours. They can smell the cigarette and cannabis smoke and are bothered by it.

Civil Resolution Tribunal Decision

In November 21, 2018, the coop held a Special Meeting to remove Igor Pakhomov as a director of the co-op.

In January, 2021, Mr. Pakhomov filed a complaint with the CRT asking that the results of the meeting be cancelled. He said that the coop made false allegations about his conduct, provided false information to the coop members, and misled the members, leading to his removal as a director.

The CRT found that the coop did not comply with its rules in deciding to hold the meeting and that the special resolution removing Mr. Pakhomov as a director was not validly passed and so ordered that the meeting results be cancelled. The CRT did not order Mr. Pakhomov to be re-instated as a director but he will be eligible to run in the next election.

The reason the CRT found in Mr. Pakhomov's favour is that the minutes of meetings did not properly record the decisions.

The minutes of the Board meeting where the decision was made to call a Special Meeting to remove him as a director did not record the decision properly as a motion and a vote in favour by a majority of directors.

For the Special Meeting to remove Mr. Pakhomov, the Board hired an outside chairperson who is an expert in parliamentary procedure to conduct the meeting. A lawyer was present and we hired staff from New Life Management to take minutes. Scrutineers were elected at the meeting to count the vote with the chairperson. There was a high turnout. The motion passed by 3/4 of the votes cast. Many of you were in attendance at the meeting so you know it was handled properly. Unfortunately, the minutes said that the motion passed but did not clearly state that it passed with the 3/4 of the votes required. For that reason the CRT decided that the motion had not passed by the required 3/4 vote.

The CRT order is that:

- The Coop cancel the outcome of the November 21, 2018 special general meeting vote to remove Igor Pakhomov as a director of the co-op; and
- Pay Mr. Pakhomov \$225 in CRT fees

Lesson learned – make sure the minutes are accurate and that they properly state decisions made.