

## Co-op Authorized Working Group (AWG) Minutes

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Meeting Date: Thursday, October 27<sup>th</sup>, 7:00-9:00PM  
 Location: Spruce Harbour Marina Co-op

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**PRESENT:**

Nancy	Hannum	(Alder Bay) (Chairing)
Peter	Morgan	(Alder Bay)
Wendy	Herdin	(Alder Bay)
Clara	Salamanca	(Creekview)
Trudy	Sandland	(Creekview)
Wendy Murphy <sup>+</sup>	Murphy	(Creekview)
Dennis	Nielsen	(Creekview)
Gordon	Watson	(Creekview)
Maria	Roth	(False Creek)
Ann	Anstee	(False Creek)
George	McEwen	(GVFHC)
Wendy	Bryan	(GVFHC)
Carol	Sutton	(Heritage)
Luba	Kojic	(Heritage)
Liljana	Kojic	(Heritage)
Erin	Gilchrist	(Heritage)
Ludmila	Vacek	(Marina)
Bob	Lewis	(Marina)
Bob	Reilly	(Twin Rainbows)

**<sup>+</sup>OTHERS:**

Nathan	Edelson	(*RePlan)
Daniel	Ward	(*RePlan)
Norma-Jean	McLaren	(*RePlan)
**Jamie	Ritchie	(CANA Management)

Marta  
Goodwin (FCSNA  
Treasurer)

\*\* Indicates non-member guest  
+ Indicates non-voting member

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### 1. Previous Minutes

- Adjust point C.3. needs to include context of neighbourhood orientation of how its turned on the city.
- Minutes tabled (Peter) (Carol seconded)

### 2. Intro Jamie Ritchie from CANA Management and Discussion Regarding CANA’s Letter to the City-- Erin Gilchrist

Pretext:

- CANA provides services for 4 housing co-ops in False Creek South: Marina, Alder Bay, FCC and Heritage
- In September, CANA sent a letter to the City of Vancouver that spoke issues regarding lease-end challenges for co-ops.
- Some AWG members were concerned that letter seemed to suggest CANA was representing all False Creek Housing Co-ops.
- CANA was invited to speak to AWG’s concerns regarding their correspondence with the City and to explore the potential for common ground and information sharing.

CANA

- Jamie expressed that CANA does not represent co-ops without the expressed consent from co-op boards.

- Explained that CANA was retained by 3 coops on FCS to work on lease renewal resolution
  - Dwayne (CoV) invited CANA for comments and CANA submitted position
- Contrary to how letter was interpreted by AWG members, the City understood letter in relation to specific co-ops that had been previously outlined in CANA-CoV correspondence. In other words, as Jamie claimed, the letter was received by the CoV in a context where it was clear which co-ops CANA was speaking for.

#### AWG Concerns

- Members expressed concern that CANA's letter undermines the legitimacy and hard work RePlan has done.
- Belief that co-ops need to work under united front.
  - That \*RePlan's strategic approach and dialogue with the city places it in strongest position engage with the city on this issue
- Jamie acknowledged AWG comments but emphasized that CANA is obligated to act in best interests of client and that this may at times conflict with \*RePlan's actions.
- CANA expressed that some of their clients have pressing needs that require action on a resolution within 3 months.

#### Communication between CANA and AWG moving forward

- Formal request can be made by \*RePlan for information sharing on lease negotiations with the city where possible.

### 3. Subcommittee Progress Reports

#### 3.1 Communications and Education

##### *False Creek South Coop Report*

- Approval to send coop report around to other coops.
- Post on website.
- Post new coop video.
- Powerpoint needs to be fixed (Dan to liaise with Carol about this)
- Carol contacted Thom for RePlan to potentially have a table at CHFBC AGM

#### 3.2 Negotiation and Preparation

- Committee has not yet met but will soon.
- Nathan suggested members be sure to have close conversations with respective co-ops about what type of negotiation we are willing or interesting in doing.
  - Emphasized that, ideally, negotiation will be done collectively rather individually.

#### 3.3 Research and Policy

- Comparative analysis of coop policies document
  - **Action:** Dan to resend this document to AWG to have them confirm policies of their coop.

- Proposal made for FAQ document that spells out names and acronyms of commonly used \*RePlan and co-op terms.

#### 4. Continuation of Conversation Regarding \*RePlan Restructuring (Nathan)

- Given that:
  - \*RePlan is increasingly having to make decisions in a timely way
  - \*RePlan's Monday's meetings have had inconsistent attendance

Proposal has been made to authorize the smaller Strategy Group to make \*RePlan related decisions.

- Strategy group:
  - Represented by Chairs and/or Vice Chairs of SLS, AWG and JCBC. Also includes \*RePlan and FCSNA Chairs.
- Very urgent decisions could be made between Chairs of \*RePlan and FCSNA.
- Other decisions can be made jointly and by consensus through RePlan Strategy Group
- Ultimately, \*RePlan has no *real* decision making power.
  - This rests with co-op boards and strata leaseholders.

#### Discussion

- Dispute about this approach by a member concerned that more formal negotiation structure be implemented. There was concern regarding the extent to which co-ops voices were represented within this revised decision-making structure.
- Nathan Edelson responded by emphasizing that co-ops were represented by co-op members within the Strategy Group structure. Further, where timing permits, issues seen to have a significant effect on strata leaseholders and/or co-ops would be brought back to their corresponding \*RePlan subcommittees before making a decision.

#### 5. Upcoming activities

##### Workplan

- Work plan to be developed with Chris Baas before end of November.

##### Council Report

- Staff report to go to Council in late November, with council date set for November 29<sup>th</sup>.
- \*RePlan expects to see draft prior to council date to prepare comments.

##### Building Condition

- \*RePlan has proposed meeting where False Creek technical group (mostly architects and building professionals) will meet with City about building condition assessment process.
- Due to potential legal implications, City looking for alternative way to share building assessment reports without giving them directly to strata leaseholders
  - Probably through some online solution.

##### Other meetings

- Upcoming Meeting with Kathleen Llewellyn Thomas, GM of Community Services
- Mike Walker and city lawyers to meet in first week of November.
  - This is a major and positive step in our positive engagement with the City.

## 6. Continuation of discussion regarding budget

- Question
  - Member wondering where “negotiator” line item is. Concerns Where is the amount for the negotiator?
- Response: No separate cost has been identified for that.
  - “legal fees” comprises much of the negotiation related costs
  - Treasurer to amend draft budget language. “Legal Fees” captures broader
- Footnote to address small donation by Heritage Coop.
- **Action:** Change “legal fees” to “Professional Fees (Legal, Negotiations, Urban Planning/Development”
- **Motion** to approve as amended.
  - Budget approved as amended.

## 7. Meeting with Mike Walker

- \*RePlan met with \*RePlan lawyer, Mike Walker.
- Has produced some important research relating to lease renewal options.
  - These mostly apply to strata leaseholders

## 8. Next Meeting

- AWG: November 10, location TBD
- JCBC: November 24<sup>th</sup>, location TBD