

- 16 Policy Change
a) Motion made by Secretary TL that we change the present policy of membership packages rebate to read “this amount can be deducted from the membership fee providing the candidate becomes a member in good standing within six (6) calendar months of requesting the package. The member is responsible to apply for this rebate in writing at the time of joining the OAHI.”
Seconded by MO’G
Called to question Motion carried
- 17 Treasurer RB introduced representatives from People First. They made a presentation on soft people skills. President AM questioned as to whether or not we are interested in this and should we investigate it further. Treasurer RB stated that we need to recognize the need for our members to receive some training in soft people skills.
- 18 Motion made by President AM to adjourn membership portion of the meeting at 3:30 pm and move into Executive session.
Seconded by Secretary TL
Called to question Motion carried
- Vic Hepton extended a heart felt thank you from the Ottawa meeting group to the BOD for coming to Ottawa for our meeting. The BOD received a loud applause from the guests, which was very much appreciated.

13 OAH I promotion

a) President AM spoke on the recent media attention that the OAH I has been receiving. He has done a no. of interviews as well as BM. The news papers have also published a no. of items favoring OAH I inspectors.

b) DA explained to the BOD that the local members are producing approx. 1000 yellow page type books that will be distributed to the local Realtors, brokers, mortgage people as well as lawyers. He also presented a rough prototype poster that would be put into all off the realtor offices. A no. of design suggestions were presented that his group would implement into them. One such suggestion was to add Ontario Home Inspectors Act 1994.

Motion made by DA that we allocate \$5500.00 for promotional items for a pilot project in the Ottawa area.

Seconded by MO'G

Called to question

Motion carried

14 Window stickers

Motion made by Secretary TL that we send all members who have renewed their membership in OAH I a window sticker with their receipts annually.

Seconded by MO'G

Called to question

Motion carried

Treasurer RB suggested that we include 10th anniversary be added to the stickers. President AM to take on this task..

15 Add one member promotion

Motion made by Secretary TL that we offer all members a \$50.00 rebate on their membership dues for each new member that they directly bring into the OAH I. The total combined rebate will only be up to the total cost of their membership excluding GST. This rebate will only be applied to the current year that the new member joins the OAH I.

Seconded by Treasurer RB

Called to question

Motion carried

11 OAHl evolution

- a) President AM spoke on his vision of the future of OAHl

Motion made by President AM that we should form an Adhock committee chaired by President AM to review and evaluate the long term plan and to report back to the BOD By March 2005. The committee shall consist of President AM as chair, AB, MO'G, and John Harris.

Seconded by Treasurer RB

Call to question Motion carried

- b) Motion made by Treasurer that we seek a letter from the CAHPI's legal counsel for the right and use of the CAHPI name and Logo in the province of Ontario.

Seconded by Secretary TL

Called to question Motion carried

- c) Motion made by Treasurer RB that upon the receipt of a letter from CAHPI's legal counsel we advise our legal counsel to register a not for profit association CAHPI Ontario as the advocate group for OAHl.

Seconded by Vice President AD

Called to question Motion carried

Motion made by GW that before proceeding with our legal counsel registering CAHPI Ontario it is to be put to the membership for approval by way of the electronic vote with a cut off date of Jan. 30, 2005.

Seconded by MO'G

Called to question Motion carried

12 Insurance

Motion made by President AM that the BOD will support paper to adopt the Advisability of E&O insurance created by the insurance committee dated Nov. 3, 2004.

Seconded by MO'G

Called to question Motion carried

6 Creating a Pre-Purchase inspection agreement

Motion made by Treasurer RB that we contact Pierre Champagne of Heenan Blaikie to (with the help of OAH) create a standard inspection contract for the use of our members. The cost associated with creating this document shall be brought forward at the 2005 AGM and ratified by the members. This will be budgeted for in the 2005 budget.

Seconded by Secretary TL

Called to question

MO'G abstained

Motion carried

Pierre Champagne explained that the cost for this project would be in the \$5000.00 range

7 Treasurer RB introduced Pierre Champagne from Heenan Blaikie who put on a presentation regarding the Professional Liability of Home Inspectors.

8 Motion made by Treasurer RB that the BOD will strike an Adhock committee to be chaired by Treasurer RB, to move forward to research the probability of creating a members defence fund. This committee should be comprised of representatives from insurance companies, risk management companies and other professionals. This committee is to report back to the OAH BOD by April 15, 2005.

Seconded by Secretary TL

Called to question

Motion carried

Motion made by MO'G that we set a budget of \$2500.00. This is to come out of the special project fund to finance this stage of the Adhock committee.

Seconded by AB

Called to question

Motion carried

9 CAHPI

The BOD discussed setting a time frame for CAHPI to show the benefits of membership What if any is their action plan and what are the short term as well as long goals?

Vice President AD gave the BOD a quick report on the last CAHPI meeting. He suggested that OAH make a formal application for CAHPI Ontario as well as the OAH logo.

10 CHIBO

BM spoke on a time frame for the CHIBO initiative for the fall of 2005. He is hopeful for Sept. 1, 2005. He will bring a draft to the Jan. 10, 2005 meeting. Certification will probably be two (2) to three (3) years. PDI's will be less than six (6) months. Partnerships are coming from all over, one that will be released soon is with the RCMP.

4 Membership statistics

- a) Renewals 641 packages have been sent out thus far this year
Stats at present 214 RHIs
65 Associates
11 Applicants
115 Applicants with logon use
13 Retired
222 Students
1 Friend
- b) Members to date, 753 members up from 702 in Oct. 2004. This is up from 714 total in 2003. This number represents the highest number of members ever.

BM questioned as to whether we had followed up with OREA on their interest on becoming a friend. Treasurer RB informed the BOD that he had indeed.

The President entertained a no. of questions from the guests regarding membership stats.

Secretary TL suggested that the BOD introduce themselves to the guests as a no. of them were not familiar with the BOD and their position within the board.

- 5 Secretary TL introduced Michel Coulombe from CMHC who put on a presentation regarding various material that we are negotiating to partner up with. Michel handed out a no. of samples to the BOD as well as some of the guests.

Treasurer RB explained that the OAH I would be buying this material at a great discounted rate and that we would turn around and resell it to the members at rates that they, as individuals, could not get plus shipping costs. Treasurer RB is to look into what the shipping costs would be.

Motion made by AB that we obtain three (3) copies of the items and send to the chair of each meeting group, as well as developing a survey form to get feedback. This product is to be advertised on the OAH I web page including an endorsement from Paul Wilson as well as Secretary TL. This is to be launched at the AGM. Treasurer RB is to look into setting up a separate bank account for this item.

Seconded by Vice President AD

Call to question

Motion carried

ONTARIO ASSOCIATION of HOME INSPECTORS BOARD OF DIRECTORS MEETING DEC 4, 2004

Location: Best Western Macies, Ottawa, Ontario

Attendance: President Alrek Meipoom, VP Andrew Dixon, Secretary Tom Lloyd,
Treasurer Ralph Banks
BOD Members Doug Azar, Mike O'Grady, Bill Mullen, Andrew Bennett,
George Webb

Regrets: BOD Member Carl Inglis

Guests: Ron Tropea, Brian Callaghan, Phil Acker, Mark Friesen, Laurel Harris, Gord Perry,
Nashaat Ronfaiel, Colin Welch, Peter Weeks, Dieter Mueller, Carsten Sachse, Vic
Hepton, Dave Johnson, Kevin Kelly, Steve Oh, Paul Wilson

Invited Guest: Pierre Champagne

- 1 Meeting called to order at 9.00 am by President Alrek Meipoom
- 2 President AM welcomed the guests and explained that the meeting was a Board meeting and that we would not be taking questions or comments from the floor except at designated times. He further explained that we had three presentations that would be of interest to the membership.
- 3
 - a) Motion to accept the Oct 2, 2004 meeting minutes made by MO'G,
Seconded by GW
Called to question Motion carried
 - b) Motion to accept the Oct 2, 2004 executive meeting minutes made by MO'G
Seconded by AB
Called to question Motion carried