

## CNFC Board Meeting Minutes: April 21st, 2016

*attending: Philip, Mary-Lu, Jodie, De, Lee, Michael, Eric, Mielle*

### **1. Approval of the agenda**

*motion: Michael moves to approve the agenda. Jodie seconds. All are in favour.*

### **2. Approval of the minutes from the last meeting**

*motion: De moves to approve minutes. Philip seconds. All are in favour.*

### **3. General manager's report**

Finances:

- The year-end documentation is sent to accountant. A full budget will be ready for the next meeting.
- After price comparisons with other cafes and stores, prices will increase in cafe and bakery by 5%. We'll increase prices in bulk and body care by 3%. but will not change prices on supplements, produce, meat, and dairy.
- We will try to get on discount programs with other big suppliers.
- Our shipping have gone up by \$8000 a year with R&B trucking. (Total for shipping: \$29,000 a year). Discussion of getting our own truck, or of sharing trucking with another business
- Discussion of liquor licence for cafe.

### **4. Land matters:**

(i) Discussion of community member letter suggesting a sani-dump. The chemicals cannot go into our septic system. De will draft a response.

(ii) Harbour authority building has arrived. Discussion of lease agreement.

*motion: Mary-Lu moves to charge HACI \$225 per month with the request that the rent is paid once annually (\$2,700 a year). De seconds. All approve.*

(iii) community garden:  
memo to Mario is approved.

(iv) jam session tenants:

Mielle will draft a letter to the jam folks asking them to: look after recycling, find an appropriate designated smoking area, and reminding them that there is a no-drinking and no-smoking policy.

(vi). Discussion of forming an NPO to manage the property, so that the store officially becomes the 'tenant.'

- This would open different funding streams for us. Perhaps our board should have representation at May 2nd Cortes Foundation meeting.
- Discussion of our loan with VanCity—the mortgage would have to go with the title of the land.
- The co-op can handle existing buildings and maintaining existing land, but we are not in a financial position to be able to develop the property.
- Decide have an extra-curricular meeting specifically on this in the fall.

*motions: De: The CNFC Board sees there could be considerable advantages to splitting managerial function into two parts: the land and its development as a community resource, and at the day to day running of the store. We will continue to explore this possibility. Philip seconds. All are in favour.*

(v) Discussion of existing caretaker contract.

(vi) Discussion of courtyard loan on hold. We need: 1. A clear cashflow statement so that we can make an informed decision, and 2. clear quotes on the different components of the work: fence, gate (per gate) etc.

**5. Finance committee:**

Continued discussion on tax issue:

*motion: De moves to declare land purchase donations as 'contributed capital'—and send this to CRA with a request for ruling. (The risk is that we do have to pay CRA for time they spend doing research. \$100 an hour. amount of money involved is small. if we get a formal ruling that we have to pay, then we have to indeed pay.) Philip seconds. All are in favour.*

**6. Preliminary discussion of AGM**—to be held as soon as possible in June.

**7. Announcement of Lee's resignation.**

Appreciation (and outrage) for Lee's leaving: thank you for transforming and re-organizing the bakery!

Meeting adjourned: 6:15

(no executive session)