



SINEAD O'CALLAGHAN

Bylaws of Thompson View Manor Society

Incorporation #S0011870

Part 1- Interpretation

- 1) In these bylaws, unless the context otherwise requires:
 - a) “directors” means the directors of the society for the time being;
 - b) “Society Act” means the Society Act of British Columbia from time to time in force and all amendments to it;
 - c) “registered address” of a member means the member’s address as recorded in the register of members.
- 2) The definitions in the Society Act on the date these bylaws become effective apply to these bylaws.
- 3) Words importing the singular include the plural and vice versa, and words importing a male person include a female person and a corporation.

Part 2 – Membership

- 1) The members of the society are the applicants for incorporation of the society, and those persons who subsequently become members, in accordance with these bylaws and, in either case, have not ceased to be members.
- 2) A person may apply to the directors for membership in the society and on acceptance by the directors is a member.
- 3) Every member must uphold the constitution and comply with these bylaws.
- 4) The amount of the first annual membership dues must be determined by the directors and after that the annual membership dues must be determined at the annual general meeting of the society.
- 5) A person ceases to be a member of the society
 - a) by delivering his or her resignation in writing to the secretary of the society or by mailing or delivering it to the address of the society,
 - b) on his or her death or, in the case of a corporation, on dissolution,
 - c) on being expelled, or
 - d) on having been a member not in good standing for 12 consecutive months.
- 6) A member may be expelled by a special resolution of the members passed at a general meeting.
- 7) The notice of special resolution for expulsion must be accompanied by a brief statement

of the reasons for the proposed expulsion.

- 8) The person who is the subject of the proposed resolution for the expulsion must be given an opportunity to be heard at the general meeting before the special resolution is put to a vote.
- 9) All members are in good standing except a member who has failed to pay his or her current annual membership fee, or any other subscription or debt due and owing by the member to the society, and the member is not in good standing so long as the debt remains unpaid.
- 10) Only individuals who are not tenants of the housing property managed by Thompson View Manor Society may serve on the Board of Directors

For the purposes of this section, a “tenant” is defined as an individual who currently resides in a housing unit owned, operated or managed by Thompson View Manor Society under a lease or rental agreement.

Any Director who becomes a tenant during their term shall be deemed to have resigned from the Board effective immediately upon commencement of tenancy aid.

Part 3 – Meetings of Members

- 1) General meetings of the society must be held at the time and place, in accordance with the Society Act, that the directors decide.
- 2) Every general meeting, other than an annual general meeting, is an extraordinary general meeting.
- 3) The directors may, when they think fit, convene an extraordinary general meeting.
- 4) Notice of a general meeting must specify the place, day and hour of the meeting, and, in case of special business, the general nature of that business.
- 5) The accidental omission to give notice of a meeting to, or the non-receipt of a notice by, any of the members entitled to receive notice does not invalidate proceedings at that meeting.
- 6) The annual general meeting of the society must be held not more than 15 months after the date of incorporation and after that an annual general meeting must be held at least once in every calendar year and not more than 15 months after the holding of the last preceding annual general meeting.

Part 4 – Proceedings at General Meetings

- 1) Special business is:
 - a) all business at an extraordinary general meeting except the adoption of rules of order

- and
- b) all business conducted at an annual general meeting, except the following:
- i) the adoption of rules of order;
 - ii) the consideration of the financial statements;
 - iii) the report of directors;
 - iv) the report of the auditor, if any;
 - v) the election of directors;
 - vi) the appointment of the auditor, if required;
 - vii) the other business that, under these bylaws, ought to be conducted at an annual general meeting, or business that is brought under consideration by the report of the directors issued with the notice convening the meeting.
- 2) Business, other than the election of a chair and the adjournment or termination of the meeting, must not be conducted at a general meeting at a time when a quorum is not present.
- 3) If at any time during a general meeting there ceases to be a quorum present, business then in progress must be suspended until there is a quorum present or until the meeting is adjourned or terminated.
- 4) A quorum is 3 voting members present or 10% of the voting members, whichever is greater.
- 5) If within 30 minutes from the time appointed for a general meeting a quorum is not present, the meeting, if convened on the requisition of members, must be terminated, but in any other case, it must stand adjourned to the same in the next week, at the same time and place, and if, at the adjourned meeting, a quorum is not present within 30 minutes from the time appointed for the meeting, the members present constitute a forum.
- 6) Subject to bylaw 19, the president of the society, the vice president or, in the absence of both, one of the other directors present, must preside as chair of a general meeting.
- 7) If at a general meeting
- a) there is no president, vice president or other director present within 15 minutes after the time appointed for holding the meeting, or
 - b) the president and all the other directors present are unwilling to act as the chair, the members present must choose one of their directors to be the chair.
- 8) A general meeting may be adjourned from time to time and from place to place, but business must not be conducted at an adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
- 9) When a meeting is adjourned for 10 days or more, notice of the adjourned meeting must be given as in the case of the original meeting.
- 10) Except as provided in this bylaw, it is not necessary to give notice of an adjournment or of the business to be conducted at an adjourned general meeting.
- 11) A resolution proposed at a meeting need not be seconded, and the chair of a meeting

may move or propose a resolution.

- 12) In the case of a tie vote, the chair does not have a casting or second vote in addition the vote to which he or she may be entitled as a member, and the proposed resolution does not pass.
- 13) A member in good standing present at a meeting of members is entitled to one vote.
- 14) Voting is by show of hands.
- 15) Voting by proxy is not permitted.

Part 5 – Directors and Officers

- 1) The directors may exercise all the powers and do all the acts and things that the society may exercise and do, and that are not by these bylaws or by statute or otherwise lawfully directed or required to be exercised or done by the society in a general meeting, but subject, nevertheless, to
 - a) all laws affecting the society,
 - b) these bylaws and
 - c) rules not being inconsistent with these bylaws, that are made from time to time by the society in a general meeting.
- 2) A rule, made by the society in a general meeting, does not invalidate a prior act of the directors that would have been valid if that rule had not been made.
- 3) The president, vice president, secretary, treasurer
- 4) The society must have no fewer than 5 and no more than 11 directors.
- 5) The directors must retire from office at each annual general meeting when their successors are elected.
- 6) Separate elections must be held for each office to be filled.
- 7) An election may be by acclamation, otherwise it must be by ballot.
- 8) If a successor is not elected, the person previously elected or appointed continues to hold office.
- 9) The directors may at any time and from time to time appoint a member as a director to fill a vacancy in the directors.
- 10) A director so appointed holds office only until the conclusion of the next annual general meeting of the society, but is eligible for re-election at the meeting.
- 11) If a director resigns his or her office or otherwise ceases to hold office, the remaining directors must appoint a member to take the place of the former director.

- 12) An act or proceeding of the directors is not invalid merely because there are less than the prescribed number of directors in office.
- 13) The members may, by special resolution, remove a director, before the expiration of his or her term of office, and may elect a successor to complete the term of office.
- 14) A director must not be remunerated for being or acting as a director but a director must be reimbursed for all expenses necessarily and reasonably incurred by the director while engaged in the affairs of the society.
- 15) A director may be removed from office if they fail to attend three consecutive meetings without permission of the board.
- 16) The directors are elected at an AGM from those members present and in good standing. The period of service is three (3) years. After each three (3) years of service, directors may run again and be re-elected for a further three (3) years of service for a maximum of nine (9) consecutive years of service. In the transition period, a director may only be elected a maximum of 3 times consecutively. The Directors will elect their own Executive at the first meeting following the AGM.

Part 6 – Proceedings of Directors

- 1) The directors may meet at the places they think fit to conduct business, adjourn and otherwise regulate their meetings and proceeding, as they see fit.
- 2) The directors may from time to time set the quorum necessary to conduct business, and unless so set the quorum is a majority of the directors then in office.
- 3) The president is the chair of all meetings of the directors, but if at a meeting the president is not present within 30 minutes after the time appointed for holding the meeting, the vice president must act as chair, but if neither is present the directors present may choose one of their directors to be the chair at that meeting.
- 4) A director may at any time, and the secretary, on the request of a director, must convene a meeting of the directors.
- 5) The directors may delegate any, but not all, of their powers to committees consisting of the director or directors as they think fit.
- 6) A committee so formed in the exercise of the powers so delegated must conform to any rules imposed on it by the directors, and must report every act or thing done in exercise of those powers to the earliest meeting of the directors held after the act or thing has been done.
- 7) A committee must elect a chair of its meetings, but if no chair is elected, or if at a meeting the chair is not present within 30 minutes after the time appointed for holding the meeting, the directors present who are members of the committee must choose one of their number to

be the chair of the meeting.

- 8) The members of a committee may meet and adjourn as they think proper.
- 9) For a first meeting of directors held immediately following the appointment or election of a director or directors at an annual or other general meeting of members or for a meeting of the directors at which a director is appointed to fill a vacancy in the directors, it is not necessary to give notice of the meeting to the newly elected or appointed director or directors for the meeting to be constituted, if a quorum of the directors is present.
- 10) A director who may be absent temporarily from British Columbia may send or deliver to the address of the society a waiver of notice, which may be by letter, of any meeting of the directors and may at any time withdraw the waiver, and until the waiver is withdrawn,
 - a) a notice of meeting of directors is not required to be sent that director, and
 - b) any and all meetings of the directors of the society, notice of which has not been given to that director, if a quorum of the directors is present, are all valid and effective.
- 11) Questions arising at a meeting of the directors and committee of directors must be decided by a majority of votes.
- 12) In the case of a tie vote, the chair does not have a second or casting vote.
- 13) A resolution proposed at a meeting of directors or committee of directors need not be seconded, and the chair of a meeting may move or propose a resolution.
- 14) A resolution in writing, signed by all the directors and placed with the minutes of the directors, is as valid and effective and if regularly passed at a meeting of directors.

Part 7 – Duties of Officers

- 1) The president presides at all meetings of the society and of the directors.
- 2) The president is the chief executive officer of the society and must supervise the other officers in the execution of their duties.
- 3) The vice president must carry out the duties of the president during the president's absence.
- 4) The secretary is responsible for doing the following:
 - a) conduct the correspondence of the society;
 - b) issue notices of meetings of the society and directors;
 - c) keep minutes of all meetings of the society and directors;
 - d) have custody of all records and documents of the society except those required to be kept by the treasurer;
 - e) have custody of all common seal of the society;
 - f) filing the annual report of the Society and making any other filings with the registrar under the Act.
- 5) The treasurer must

- a) keep the financial records, including books of account, necessary to comply with the Society Act, and
 - b) render financial statements to the directors, members and others when required.
- 6) The offices of secretary and treasurer may be held by one person who is to be known as the secretary treasurer.
- 7) In the absence of the secretary from a meeting, the directors must appoint another person to act as secretary at the meeting.

Part 8 - Signing Authority

A contract or other record to be signed by the Society must be signed on behalf of the Society

- (a) by the president, together with one other director,
- (b) if the president is unable to provide a signature, by the vice-president together with one other director,
- (c) if the president and vice-president are both unable to provide signatures, by any 2 other directors, or
- (d) in any case, by one or more individuals authorized by the Board to sign the record on behalf of the Society.

Part 9 – Borrowing

- 1) In order to carry out the purposes of the society the directors may, on behalf of and in the name of the society, raise or secure the payment or repayment of money in the manner they decide, and, in particular, but without limiting that power, by the issue of debentures.
- 2) A debenture must not be issued without the authorization of a special resolution.
- 3) The members may, by special resolution, restrict the borrowing powers of the directors, but a restriction imposed expires at the next annual general meeting.

Part 10 – Auditor

- 1) This part applies only if the society is required or has resolved to have an auditor.
- 2) The auditor must be appointed by the directors at the Annual General Meeting
- 3) At each annual general meeting the society must appoint an auditor to hold office until the auditor is re-elected or a successor is elected at the next annual general meeting.
- 4) An auditor may be removed by ordinary resolution.
- 5) An auditor must be promptly informed in writing of the auditor's appointment or removal.

- 6) A director or employee of the society must not be its auditor.
- 7) The auditor may attend general meetings.
- 8) in accordance with the requirements of BC Housing and the Interior Health Authority, the auditor shall provide, prior to each AGM, a financial statement for the preceding calendar year.
- 9) Audited Financial Statements for the preceding calendar year will be presented at the AGM.
- 10) The Directors shall each year appoint a competent person to act as auditor, in accordance with the requirements of BC Housing and the Interior Health Authority.

Part 11 – Custody and Use of Seal

- 1) The directors may provide a common seal for the society and may destroy a seal and substitute a new seal in its place.
- 2) The common seal must be affixed only when authorized by a resolution of the directors and then only in the presence of the persons specified in the resolution, or if no persons are specified, in the presence of the president and secretary or president and secretary treasurer.

Part 12 – Bylaws

- 1) On being admitted to membership, each member is entitled to, and the society must give the member without charge, a copy of the constitution and bylaws of the society.
- 2) These bylaws must not be altered or added to except by special resolution.

Part 13 – Provisions Moved from the Society's Pre-Transition Constitution

- 1) In the event of the winding up or dissolution of the Society, any assets of the Society remaining after satisfaction of its debts and liabilities, shall be given or transferred to a body of government, organization or organizations, as shall be decided by the members of the Society at the time of winding up or dissolution, provided that any such organization shall be a charitable organization or trust recognized by the Department of National Revenue of Canada as such. This provision was previously unalterable.
- 2) The Directors shall serve without remuneration, and the Directors shall not receive, directly or indirectly, any profits from their position as Directors but may be paid expenses incurred by them in the performance of their duties. This provision was previously unalterable.
- 3) The Society shall be carried on without purpose of gain for its member(s), and no part of

any income of the Society shall be payable or otherwise available for the personal benefit of the member(s) thereof, and any profits or other accretions to the Society shall be used for promoting its purposes. This provision was previously unalterable.

4) During a society's active existence, the society must not dispose of its assets to a member of the society without receiving full and valuable consideration. This provision was previously unalterable.

5)The Society shall carry on works exclusively of a charitable nature. This provision was previously unaltered.