
Attendance by Google Meet:

David Ellis (chair)
Olivia White (minute-taker)
Carrie Hookey
Madelyn White
Nicholas Bailey

- Operations Director's Report
 - David delivers his OD report listing OHA's activities in the 2022 year concluding that he can "wholeheartedly assure the Board that Otter Housing Association is fulfilling its mandate and has achieved everything it set out to within this period of time".
- Message from the Community Project Coordinator

"Here we are! The first ever Otter AGM; exactly two years after I chaired my first (ever) meeting in this affordable housing initiative. It feels surreal. In 2022, we've built and trained a passionate and capable group of Decision-makers, created our own governance, business values, and employment opportunity, advocated in our province's affordable housing network and now sooo many people know our name. They know about the love we share for our home and that we are taking its future into our own hands.

I don't think I say enough how thankful I am to have you all on this team. There's a lot of humbling days in this job where I feel like I'm in over my head, but whenever we come together as a group I always feel confident and supported, so thank you for believing in me and this organization. Thank you for coming and contributing to meetings, sharing your energy and passion, believing in our

mandate and mission, and learning as we go along. I'm extremely proud of us and Otter Housing Association and look forward to where this journey takes us next.

I would like to give a special shout-out and thank you to our Operations Director David. Thank you for jumping on board with this initiative and guiding us every step of the way. You've given us all our first experience in grassroots initiatives. I know we'll all hold onto this knowledge and refer back to it throughout our lives. We appreciate all that you do for Otter Housing Association and feel lucky to have you as a mentor”.

- Treasurer’s Report and adoption of Financial Statements
 - Carrie walks us through OHA’s 2021 and 2022 Statements of Revenue and Expenditures:
 - This statement shows OHA’s grants and consultancy services as our only forms of revenue.
 - This statement reveals our expenditures, which include: internal wages, capital expenditure out of revenue, professional fees, contract services, subscriptions, office/administration, travel, and bank fees.
 - Carrie breaks down OHA's capital expenditure out of revenue which includes the building feasibility study, computer equipment, and office furniture.
 - It was noted that the building feasibility study only includes 50% of the total payment to Northstar Consulting.
 - At the end of 2022, OHA's account balance is \$18802.
 - Carrie explains the Statement of Changes in Net Assets Statements:
 - Investment in property, plant and equipment are fixed assets which includes the building feasibility study, computer equipment, and office furniture.
 - In 2021, our net assets total \$-933 (incorporation fee and professional fees.)
 - In 2022, our net assets total \$28900 (fixed assets + unrestricted excess of receipts over expenditures - 2021 net assets)
 - David tags in to discuss our Statements of Financial Position which balances to \$36785.
 - Decision-makers approve and adopt these financial statements for OHA.

- Appointment of Accountant
 - Decision-makers agree not to appoint an accountant. Since OHA does not require an audit or review engagement, OHA will use Wave for their 2023 financial statements. OHA will discuss with Jakob if they run into issues.

- Approval of Directors' roles
 - All Directors agree to stay on OHA's Board and in their current roles for the following term.

- AOB
 - There was no other business introduced or discussed.