

Minutes of CAHPI- Atlantic meeting Amherst November 24,08. Wandlyn Motel.

Roll call

Armand Dufresne, Stephen Garland, Robert Gallant, Terry Gordon (8), Stephen Hall, Brian Hutchison, Brian Kohler, Normand LeBlanc, Rod MacKinnon, Steven Manual, Brian MacNeish, Robert MacArthur, Ed Poirier, Don Myers, Greg Rhyno, Carl Thorne, Douglas Thorne, , Ray Chevarie, Blaine Swan, Chuck Crocker, Lawrence Englehart, Bert Gaudet, Tim Ford, Roger Balderson, Doug Wheatley, Don Myers, Allan Thompson, Gary Driscoll.

Previous minutes approved as circulated.

First Carl Throne

Second Lawrence Englehart

Motion carried.

President's report

Blaine thanked all those who attended the conference & worked on the conference.

He also reported on the booth at the Atlantic Real Estate Association Conference.

Blaine reported that he has been appointed CAHPI National VP.

CAHPI National is now being recognized as the owner of the National Certification Program. CMHC has agreed to this as long as it remains open to all.

Any members requiring confirmation of their membership for insurances purposes are to contact Blaine.

BC has its own insurance plan which is expanding and maybe available locally. Blaine will get more information on this.

Blaine

PDI now = NHI (New Home Inspection)

Blaine reported that a protocol is being developed.

Questions from the floor about "New Home Inspection"

-New program being developed, the old program conflicted with the National Certification Program.

-We are a long way off from implementation.

- Canadian Builders Association is involved(supportive ??)

Moonlighting inspection business is growing. Municipal Inspectors are working outside their areas.

Blaine had example of conflict of interest scenario.

Raymar Selling to Client from NFLD

Sales referred client to county inspector, who in turn refers to town inspector who finds or feels there is no conflict of interest????

Some discussion on how to handle followed.

Lawrence to contact association of county inspectors- regarding code of ethics. Will look into this further and discuss at next meeting.

Blaine asked for motion to have one day AGM in Moncton

Motioned carried.

Vice Present- Newfoundland

- Fantastic compliments regarding the conference
- They attended Real Estate convention . Booth was setup and manned by Mike and others.
- Their Provincial Health Association is looking for training from them (CAHPI)

Note- Stephen Hall now has the booth, he is doing a presentation in the Annapolis Valley area.

Vice President - Rod MacKinnon

- discussed feed back about conference presentations
- videoing was a challenge. They are looking at some issues regarding preparation of cds. Sound track on some sessions, are a problem.
- Next conference is in Montreal.
- Quebec and BC Associations will soon have 3 members on the National board.
- licensing still being addressed by government. Jamie Muir is our main contact (for now)
- NSAR- would like us to do a training session for realtors
- Perhaps we need to do more to inform the public ourselves- more awareness adds??

Lunch Break

Restarted meeting at 1:05 PM

Education

Ed Poirier

Defect Recognition Course.

- A new course is being developed- Only for members
 - course can be held anywhere. Would need to adjust price depending on location and number of participants.
- Blaine to send email to all members about Defect Recognition Course on behalf of Ed.

Also we might hold a Defect Course before or after AGM so people can make one trip.

ED to report back on possibilities.

ED mentioned that some members have received exam results (marks) before payment for the exam.

Procedure is to send check for \$150 to Blaine before exam is sent out. Ed sends out the exam to the proctor. Results should to be released by Blaine to the candidate.

Blaine, mentioned that Charles Wood has a guy who is prepared and willing to present a Part 9 course, tailored for home inspectors. Cost would be \$1000 for group. This would be a course recognized by CAHPI. Further info about course content and instructors qualifications.

Blaine- committee to do a 3 year Strategy plan.

Brian mentioned that they would need money to support a plan and execution.

This issue should be addressed and approved as part of budget process.

Public Relations

Brian- Mainly Halifax, Should have some kind of plan. Budget to be submitted.

New Business

Blaine- We need to compile of list of CAHPI- Atlantic members who attended the conference and what days they attended (for education credits). A sheet was circulated for members to indicate such.

Blaine- Discussion regarding E&O insurance.

Notice of Motion was made to reinstate mandatory E&O insurance for all members.

First: Brian Hutchinson

Second: Doug Wheatley

Motion carried. To be voted on at the AGM.

Steven Manual - mentioned that B.C. has a group E&O program. We maybe able to participate in their program.

Ed Poirier asked when we would know if we could participate.

Blaine will gather further info. To be discussed again at our next meeting.

Blaine reported that , list was sent out to RHIs. Registrar notified about the training to be completed within 2 year time frame, required to maintain RHI Designation. Courses not on list need to be submitted to education committee for approval for credit. Make sure Registrar has your updated info.

Legal Opinion was that our Association has done its due diligence in raising the bar.

Association not at risk in deciding to lower an RHIs status if requirements are not met.

Blaine addressed questions from the floor re promotion of designations by CAPHI.

We do not promote one over the other. I.e. AHI vs. RHI

Question from Ron Duchesne re RHI requirements were clarified by Blaine.

Part 9

WETT

Plumbing

Heating

Electrical

Reports verified

250 Inspections

Dalhousie University now providing a training program for Home Inspection

Some members involved in delivering the program:

Terry Gordon Electrical

Brian & Sam - Plumbing

Blaine - Heating

Sid Cann- Structure

Bylaws: After 3 years AHI s can be asked to leave if required training is not completed. Implementation Nov 2009.

PHI to RHI has no time limit.

MRC- is pts system to maintain RHI

National Certification will use MRC,s from us

You can carry forward 50% of credits for 2 year period.

CAPHI exams are proctored

TIPER are proctored.

Blaine reported that a new member in NFLD did transfer from Alberta with RHI designation in 2007(He had all the old requirements). But the member has to fill in the blanks to get back his RHI designation.

If you do not keep up with training requirements your designation on our WEBSITE will be lowered from RHI to PHI.

Blaine- RHI may incorporate TIPR like National Certification does

Motion requested “ That National Certificate Holders would be automatically qualify as AHI in CAHPI-Atlantic.” ??? not completed.

Darren is our registrar, please send your updated info to him.

There are CAHPI shirts left over from the conference. To be sold off.
Check with Blaine if you would like to buy some.

Next years meeting schedule:

January 31.09 Moncton AGM

Run or nominate for positions

General meetings

March 23.09- Halifax

June 09 - PEI

Sept 21.09 Truro- maybe Debert location

November 23.09 - Amherst

Some discussions about AHI requirements.

Ed mentioned we need to make better arrangements for paying hotel bills.

Blaine to discuss with Sam.

Meeting adjourned 3:00 PM