

## Minutes of CAHPI- ATLANTIC, Moncton March 22, 2010.

Meeting Opened 10:00 AM

### Roll Call

Blaine Swan	Rod MacKinnon	Armand Dufresne	Steven Manuel
Robert MacArthur	Scott Maclean	Ed Poirier	Greg Rhyno
Darren Smith	Glen Strang	Carl Thorne	Pierre Albert
Roger Balderston	Mike Derrah	Scott Davis	Garry Driscoll
Dan Ferguson	Stephen Garland	Perry Gillingham	Stephen Hall (8)
Brian Hutchinson	Brian Kohler	Ray Chevarie	Chuck Crocker
Manzer Young	Lawrence Englehart	Bertrand Gaudet	Ron Duchesne (8)
Tim Ford	Cyril Desjardins	Eddy Crocker Jr.	Julie Peck
Mario St. Onge (Guest)			
Joe Fung (Guest)			

### Previous minutes

Motion to accept as is

First: Bert Gaudet

Second: Steven Manuel

Carried

### Reports

President- Blaine Swan

- Doug Wheatley , Lawrence Englehart, Brian Hutchinson and Blaine met with senior members of Service Nova Scotia and discussed impact of regulation of home inspection
- Made a pitch to them and presented a letter stating that CAHPI-Atlantic is requesting the government to implement regulation of home inspectors. They showed our letters of endorsement from other government members and associations. Used BC as an example and some support info from PEI. No news yet.
- Newfoundland is watching Nova Scotia.
- Premiers have signed a letter of agreement about movement of labor across the Provinces.
- Was summoned to Ottawa by CAHPI- National to draft new Standards of Practice for Canadian inspectors
- Constitution between CAHPI National and Provincial some differences reviewed and changes proposed. Need to insure that our standards are not dumbed down .
- National program became a problem. Gap in training levels. Some CAHPI provincial bodies were ready and willing to leave CAHPI if the program was allowed to continue down its current path. NCH was not intended to

be a certification but just a training element. Blaine is chairing the transition committee to absorb the NCP back into CAHPI. National certificate holders are being invited to join us. CAHPI owns the logos etc. You will be entitled to refunds/credit if you are in the queue for the national certificate program. All should evolve to CAHPI systems

- Rod question- could we merge RHI's plus National as standard across Canada.
- This will be addressed at National.

Blaine: As of today the requirements are different by Province. CMHC is what drove that. National program members stayed at candidate level instead of doing TIPRs and plus 150 inspections.

- Standards of practice need to be adjust or called guidelines per our lawyers' advice and they need to be ratified by National
- At CAHPI -National, the provincial chapters have 1 vote per 100 members. Ontario has 400 hundred +members.

#### Vice-president-Brian Hutchinson

-Brian: Incorporation process doing well. Only 1 signature left (Sam Lorefice) and we are done.

-There was some minor tweaking of words in Bylaws to satisfy legal need, nothing that would stop us from moving ahead.

#### Secretary-Armand Dufresne

Note that minute book and seal per our incorporation is being provided by our lawyers as part of package.

### Committees

#### Education

Ed Poirier- Defect training course was a success. Certificates sent out.

More courses to be scheduled, let him know if you want to sign up so he can make plans.

Blaine: congratulated members who completed their TIPR during last AGM.

Perry Gillingham handed out certificates to those who completed the Part9 course.

#### Website/Marketing/Communications- Lawrence Englehart

-Will add our new Bylaws to the members section on our website

- Wants to build a resource center for the public, realtors, etc.

-Any changes for member's designations are driven/approved by executives.

- Please update your own individual profile with your picture, correct contact info, etc.
- Email: he has set up an emailing addressing standard so that info or letters will go to the position name i.e. Secretary, president, treasurer etc. So if a person leaves or changes position info will always go to the correct position in our organization.
- We need to standardize our documents i.e. complaints form, application form.
- He will be meeting with our marketing consultant regarding some suggestions plans on how to better use our website and how best to brand ourselves.
- He will have to make adjustments to our site based on the new designations being implemented.
- Website activity is growing, more people visiting site and more use by members.
- Darren asked if site will have info on how to become a member. Yes, but the procedure will have to be updated by the new designations etc. This could be copy or part of the new policy manual.

#### Registrar- Darren Smith

- One new application received.
- Darren to meet with Blaine regarding changes to designations and proper handling of members files etc.

Blaine went over the new designation and timelines.

AHI (Applicant) becomes Student- non- practicing. They will not appear on website, nor use the CAHPI name or our logo.

PHI becomes Associate Home Inspector. PHI is gone.

Students will have 2 years to progress to Associate Home Inspector Level

Associate Home Inspectors will have 5 years to reach Registered Home Inspector Designation.

Exiting PHI will have 3 years to reach Registered Home Inspector Designation.

We will no longer use acronyms i.e. PHI, AHI,

Designations used: Associate and Registered Home Inspector, RHI.

Qualified people can still enter at different levels depending on credentials.

#### Professional Standards- Glenn Strang

- Not much activity, which is a good thing
- Complaint from members about fellow members has settled down.

- He had 1 complaint, but it was from a seller not the inspector's client. He provided some guidance to the customer about who they really should be talking to. Has not heard back.
- We need to revamp system. Complaint from agents are easy, they are not the client.
- When dealing with sellers (non -clients) we need to be able to help them, but just by pointing them in the right direction to get proper help.
- Get process in place that shuts down the time wasters.
- We get about 1 complaint per month.

#### Members at large

Steve Manuel PEI-Steven talked about the BC E&O program, encouraged members to take a look at what they are offering.

#### New Business-Various discussions/Questions

-Members of National- Yes, CAHPI-Atlantic members, are now members of CAHPI- National.

Being part of a larger group is a smart thing to do.

-We would need a Provincial Act to make us self regulating. Which is the way we may want to go?

- Ed wants to order some shirts with proper logo. Logo is on our website.

And in the proper format etc. Just download and bring file to your supplier. Please use it.

-Translation of our brochures into French- Bert Gaudet.

Several people have contacts that could do this work for us.

-Volunteer effort needs some type of recognition/credit

-Brian mentioned that self regulating is the wording we want to use. (versus licensing.)

-Blaine talked about National- an exam with local adaption

-WETT and Part9, makes our program tougher than other Provinces.

-most training out there is Community College/Carson Dunlop based.

-BC requires 7 exams

-AHIT- training institute wanted to become an accredited training provider. They had only 2 courses, then added a third. However their students were failing the exams. The accredited training list become a problem.

-Blaine- Watch the weather channel, he did a presentation on Home Inspection during winter months.

- CAHPI BC- Testing for cancer- Vehicle was brought to meeting site for members. Suggest we do the same thing.
- Lawrence- web site wants copy of our new Bylaws to put on members section.
- Id Cards are requested through Darren Smith. You need to send him a picture and he will have your card made up.
- Steven suggested that our numbers be based on a National standard.
- Blaine indicated that we need create a policy manual. Steve Manuel: volunteered to head a committee to work on project. Have ready to review at the next strategic planning meeting.-The Bylaws will refer to the policy manual.
- Membership and training fees can be paid on a deferred payment plan for this year, please send your checks to Sam.
- Blaine highly suggested that our standards of practice should be included in all inspection reports, not just referenced. We need to be very clear with clients as what an inspection is and is not.
- E&O will likely be required with regulation/licensing- when it comes.

#### Presentations

##### **RCMP officer- Constable Dan Pipes**

Gave a presentation on what to look for during inspection, to identify possible grows. Problem is how can we know a house has been a grow Op after the house has being renovated.

RCMP is considering some type of registry for houses that are known grows ops, this could help everyone, but the privacy act is issue (hindrance) that has to be overcome to be able to publish a list.

##### **Blaine**

Overview of the TIPR House Defects for test conducted in Dartmouth – Blaine

Motion to close: Bert Gaudet.

Meeting closed at 4:00 PM

**Next Meeting PEI, June, 21, 2010.**

**Howard Johnson, Cornwall. Same place as last PEI meeting.**