

# Minute CAHPI-Atlantic Meeting in Debert, NS on Monday September 21, 2009

Meeting opened 10:00 AM

Debert Roll call (Attendee list)

Blaine Swan	Eddy Crocker	Lawrence Englehart	Tim Ford
Greg Rhyno	Cyril Desjardins	Roger Green	Suzanne Clark
Julie Peck	Glenn Strang	Ryan Ervanowitz	Bertrand Gaudet
Ian MacDougal	Phil Brun	Scott Davis	Armand Dufresne
Stephen Garland	Marc Levesque	Allan Dempsey	Dave Hunt
Terry Gordon	Stephen Hall	Brian Hutchinson	Jason Matheson
Doug Wheatley	Norm Leblanc	Rod MacKinnon	Bruce Hennessy
Dale Mullen	James Kane	Steven Manual	Robert MacArthur
Scott MacLean	Ed Poirier	Blaise Sampson	Allan Thompson
Carl Thorne	Don Myers		

Newfoundland Meeting:

Michael Guihan	Dave Foley	Ivan Baker	Ed Mercer
Rob Ashley	Matt Dickson	Len Winsor	Keith Sherstobetoff
Blaine Swan	Darren Smith		
Excused:	Stephen Dubé	Ron Duchesne	Brian Kohler

Previous Minutes accepted as circulated.

First: Rod MacKinnon  
Second: Lawrence Englehart  
Motion carried.

Reports

President- Blaine Swan

- July 16 was in Ottawa for CAHPI- National Strategic 3 day meeting
- Some proposed changes to present bylaws being considered.
- New construction - committee pilot project due 2009
- Splinter group OAHl causing some grief

Trying to Plot a future for CAHPI

- 1) Training for Energy Advisors
- 2) Looking at new building space (facilities)
- 3) Week in Vancouver

Attended Newfoundland AGM

- 7 members present.
- 2 new for applications coming from Labrador
- attended government meeting re licensing for Home Inspectors
- Meeting with real estate association re licensing of inspectors
- Education session by lawyer Mike Duffy. Mike Guihan to look after - Thank you.

PEI

Blaine: meeting was held with their realtors association, they were threatening an expose on home inspectors, was to be on CBC, but it did not go forward.

## National

- MRC system needed
- National MRC. There is a 2 year renewal process for membership to renew credits. Roll - over's and shortages.
- NATIONAL Conference worth 18 credits.
- CAHPI membership and meetings attended have point value.
- Honor role created 4 to 5 names submitted for our chapter
- We need to rekindle our government contacts due to a change in government.
- A CAHPI Atlantic strategy session to be held Nov. 7th and 8th. (Executive and committee chair.)

## V.P. Brian Hutchinson

- Website live (Lawrence to discuss)
- New PR chair needed, combine with website- Lawrence accepted
- Provinces need to participate in PR activities/planning etc.
- We sponsored NSAR golf tournament by donating a prize. Team participated.
- Finance committee hired person as bookkeeper.
- Would like Sam to take on finance committee.
- Licensing lobbying, will start activity again during quiet time in late fall.

## Questions and discussion:

- Try and get a promise from a politician to support us for licensing (Ed Poirier)
- Template letter will be on website (Lawrence)
- Several letters of endorsement are available for members to use. (Blaine)
- Blaine- noted that 1/3 of BC inspectors lost their jobs due to new license requirement.
- CAHPI, National Certification and the BCIT (Technologists) are the only recognized groups in BC.
- 2 years time span for inspectors has grace period to become a member of one of the recognized groups.
- BC membership in CAHPI is increasing
- CAHPI- Saskatchewan appears to be next in line to start. (rumor) More than likely it will be Alberta.

## Questions

### Question:

- Dale: will there be a standard report/ style?
- No, likely standards for content and verification. (Blaine)
  - ASHI standards have some legal problems. CAHPI National will be developing a made in Canada version or possible a North American version.

### Question from the floor:

- Will we develop our own standard?
- Yes, we will have to have a Canada wide standard

## Newfoundland report- Per Blaine

- Busy
- New applicants from Labrador
- CAN P9 project (to be worked on at the strategy meeting)

## Treasurer

Sam absent- Brian reported

- 62 paid membership
  - Some outstanding
  - Bank \$52,000
- All bills paid

## Discussions

- Dale- suggested we spend some money on promoting CAHPI  
Don Myers- funds for structural reserve \$10k (should we have)  
Also, Don suggested that maybe we should get professional advice about how to promote our association and the best use of funds.
- Ed, asked about running National ads
  - Consensus is that National ads are much too expensive for us to run.

## Use of Logo- Bert Gaudet

- Why can't AHI members use the CAHPI logo or identify themselves as members?
- AHI members using CAHPI logo is against our Bylaws.
- Some AHI would like to use logo; they feel that if they are paying for membership, they should be entitled.
- Topic to be considered at Strategic planning meeting in November. We may allow AHI to use logo.
- This would require a change to our Bylaws.
- We will also look at possible changes to or designations, to line up with other provinces.
- We may consider having a student level designation.
- Also, possible different approach to obtaining RHI designation. Blaine mentioned that maybe a TIPR could be used to offset number of inspections performed.
  - Feels that without a peer review, Inspectors may be making same errors that are going unchecked.
- Blaine mentioned that some members are running Yellow Page ads that are against our bylaws,
- Members could face disciplinary action.
- Warnings to be issued.
- Policy Manual will be on Nov Strategic meeting agenda.

## Registrar- Blaine

- Darren needs to know and have your info.
- ID cards available from Darren
- Logo for cars available.

## Committee Reports

- PR (Brian)
- Lawrence- website issues
- Issues with old provider is resolved
- We now own our website.
- We have a beta /test site running "info@caphiatlantic.com"
- Oct 01, 09 Home & Gardens inspection "Holmes Inspections"
- Lawrence needs updated member list with status.
- Need content for members only site. Share info, PICS etc.
- Public site, needs info for consumers
- Video and some CMHC releases.
- Brian mentioned that he has lots of rulers for us to use as hand out.

## Education

Ed Poirier:

### Possible training Available

- Blaine indicated that the topic of a defect course for NFL did not come up during his meeting with them.
- Possible defect course in Halifax
- Other courses available??
- Providers for National Certificate is different from CAHPI regions.
- Carson Dunlop 400 hours, \$3500
- Others 40 hours / cheaper
- AHIT- certification.
- Franchise training
- Point values can be looked at by Strategic Committee.

## Finance Committee

Brain Hutchinson (on behalf of Sam)

- Credit card cannot be done until we are incorporated.
- We are a non for profit organization

## Strategic Planning Committee meeting (question to floor)

- Meeting to be held before year end (November)
  - do we need to table a motion approve expenditure for the meeting.
- Consensus was no motion required. Go ahead. Blaine will email estimate.

## Professional Standards Committee- Glen Strang

- Some internal questions about use of logos (to be addressed )
  - Bylaws about negative comments regarding the work of fellow members.
- Alleged mistakes by members who did inspections years ago.  
We should not comment without talking to members who did the inspection. Be careful not to bad mouth fellow members. Be professional.

## Membership Committee

### Membership Fees

- New people- prorated fee for after Oct 15 1/2 price.

New people- to establish and maintain membership you need 3 meeting. NFLD is exempt

We have member document missing-

- Blaine, mentioned members should check the files they have on hand with our registrar.

- Members are removed from website if you do not attend 3 meetings per year

- Blaine noted that we need an orientation package for new members.

- meeting attendance confirmation system. (For room and meal planning)

Lawrence is looking into a system.

- There are excused absences allowed. (You need to advise Blain of your situation/reason)

Dale Mullen mentioned that he would like to see minutes of meeting released sooner (within a month)

Armand will endeavour to move things faster. There are currently several steps in distribution process. New website feature will hopefully improve things.

## Lunch Break

## Discussions

Blaine related a story about a complaint from a Buyer that a previous inspector had not found a lot of deficiencies that were found in a later inspection. Turns out that both inspections did indicate the same defect and that home owner did not indicate that the realtor was exaggerating the severity of faults to try and negotiate a better deal for his client.

Dale Mullen questioned about the Privacy Act and should you discuss your report with a seller. Be clear as to who your client is. Get their permission to discuss with others.

- Be concise.
- Be consistent
- Stay in the pack (middle road)
- Do what a reasonably competent inspector would do.
- If you use moisture meter, then always use it.
- Learn to work with difficult parties

Presentation about work place safety was made by Dale Mullen, Norm Leblanc and Ed Poirier

Topic: Ladders and Crawl Spaces

Meeting adjourned at 2:50 PM

Next meeting November 23, 2009 in Amherst, NS