

**Bylaws of**  
**THE NEST HOUSING SOCIETY**  
**(the "Society")**

**Part 1 – Definitions and Interpretation**

**Definitions**

**1.1** In these Bylaws:

"**Act**" means the *Societies Act* of British Columbia as amended from time to time;

"**Board**" means the directors of the Society;

"**Bylaws**" means these Bylaws as altered from time to time.

**Definitions in Act apply**

**1.2** The definitions in the Act apply to these Bylaws.

**Conflict with Act or regulations**

**1.3** If there is a conflict between these Bylaws and the Act or the regulations under the Act, the Act or the regulations, as the case may be, prevail.

**Part 2 – Vision and Mission**

**Vision**

**2.1** To awaken the local church to become a leading provider in affordable housing as a reflection of God's love for all peoples.

**Mission**

**2.2** To envision, empower and equip local churches to purposely engage in social care and community building through the development and operation of affordable housing where people are loved, supported and accepted.

## **Part 3 – Members**

### **Application for membership**

- 3.1** A person who accepts and supports the mission and vision of the Society, may apply to the Board for membership, and the person becomes a member on the Board's acceptance of the application.

### **Duties of members**

- 3.2** Every member must uphold the constitution of the Society and must comply with these Bylaws. Every member must also recognize that the original intent and hope of the Society's founders in establishing the Society was that the Society would always exist for the purpose of facilitating the provision of housing for low income and moderate income households.

### **Amount of membership dues**

- 3.3** The amount of the annual membership dues, if any, must be determined by the Board.

### **Member not in good standing**

- 3.4** A member is not in good standing if the member fails to pay the member's annual membership dues, if any, and the member is not in good standing for so long as those dues remain unpaid.

### **Member not in good standing may not vote**

- 3.5** A voting member who is not in good standing
- (a) may not vote at a general meeting, and
  - (b) is deemed not to be a voting member for the purpose of consenting to a resolution of the voting members.

### **Termination of membership if member not in good standing**

- 3.6** A person's membership in the Society is terminated if the person is not in good standing for 6 consecutive months.

## **Part 4 – General Meetings of Members**

### **Time and place of general meeting**

**4.1** A general meeting must be held at the time and place the Board determines and in accordance with the Section 71 of the *Societies Act*.

### **Ordinary business at general meeting**

**4.2** At a general meeting, the following business is ordinary business:

- (a) adoption of rules of order;
- (b) consideration of any financial statements of the Society presented to the meeting;
- (c) consideration of the reports, if any, of the directors or auditor;
- (d) election or appointment of directors;
- (e) appointment of an auditor, if any;
- (f) business arising out of a report of the directors not requiring the passing of a special resolution.

### **Notice of special business**

**4.3** A notice of a general meeting must state the nature of any business, other than ordinary business, to be transacted at the meeting in sufficient detail to permit a member receiving the notice to form a reasoned judgment concerning that business.

### **Chair of general meeting**

**4.4** The following individual is entitled to preside as the chair of a general meeting:

- (a) the individual, if any, appointed by the Board to preside as the chair;
- (b) if the Board has not appointed an individual to preside as the chair or the individual appointed by the Board is unable to preside as the chair,

- (i) the president,
- (ii) the vice-president, if the president is unable to preside as the chair, or
- (iii) one of the other directors present at the meeting, if both the president and vice-president are unable to preside as the chair.

#### **Alternate chair of general meeting**

**4.5** If there is no individual entitled under these Bylaws who is able to preside as the chair of a general meeting within 15 minutes from the time set for holding the meeting, the voting members who are present must elect an individual present at the meeting to preside as the chair.

#### **Quorum required**

**4.6** Business, other than the election of the chair of the meeting and the adjournment or termination of the meeting, must not be transacted at a general meeting unless a quorum of voting members is present.

#### **Quorum for general meetings**

**4.7** The quorum for the transaction of business at a general meeting is 3 voting members or 10% of the voting members, whichever is greater.

#### **Lack of quorum at commencement of meeting**

**4.8** If, within 30 minutes from the time set for holding a general meeting, a quorum of voting members is not present,

(a) in the case of a meeting convened on the requisition of members, the meeting is terminated, and

(b) in any other case, the meeting stands adjourned to the same day in the next week, at the same time and place, and if, at the continuation of the adjourned meeting, a quorum is not present within 30 minutes from the time set for holding the continuation of the adjourned meeting, the voting members who are present constitute a quorum for that meeting.

### **If quorum ceases to be present**

**4.9** If, at any time during a general meeting, there ceases to be a quorum of voting members present, business then in progress must be suspended until there is a quorum present or until the meeting is adjourned or terminated.

### **Adjournments by chair**

**4.10** The chair of a general meeting may, or, if so directed by the voting members at the meeting, must, adjourn the meeting from time to time and from place to place, but no business may be transacted at the continuation of the adjourned meeting other than business left unfinished at the adjourned meeting.

### **Notice of continuation of adjourned general meeting**

**4.11** It is not necessary to give notice of a continuation of an adjourned general meeting or of the business to be transacted at a continuation of an adjourned general meeting except that, when a general meeting is adjourned for 30 days or more, notice of the continuation of the adjourned meeting must be given.

### **Order of business at general meeting**

**4.12** The order of business at a general meeting is as follows:

- (a) elect an individual to chair the meeting, if necessary;
- (b) determine that there is a quorum;
- (c) approve the agenda;
- (d) approve the minutes from the last general meeting;
- (e) deal with unfinished business from the last general meeting;
- (f) if the meeting is an annual general meeting,
  - (i) receive the directors' report on the financial statements of the Society for the previous financial

year, and the auditor's report, if any, on those statements,

(ii) receive any other reports of directors' activities and decisions since the previous annual general meeting,

(iii) elect or appoint directors, and

(iv) appoint an auditor, if any;

(g) deal with new business, including any matters about which notice has been given to the members in the notice of meeting;

(h) terminate the meeting.

### **Methods of voting**

**4.13** At a general meeting, voting must be by a show of hands, an oral vote or another method that adequately discloses the intention of the voting members, except that if, before or after such a vote, 2 or more voting members request a secret ballot or a secret ballot is directed by the chair of the meeting, voting must be by a secret ballot.

### **Announcement of result**

**4.14** The chair of a general meeting must announce the outcome of each vote and that outcome must be recorded in the minutes of the meeting.

### **Proxy voting not permitted**

**4.15** Voting by proxy is not permitted.

### **Matters decided at general meeting by ordinary resolution**

**4.16** A matter to be decided at a general meeting must be decided by ordinary resolution unless the matter is required by the Act or these Bylaws to be decided by special resolution or by another resolution having a higher voting threshold than the threshold for an ordinary resolution.

## **Part 5 – Directors**

### **Number of directors on Board**

**5.1** The Society must have no fewer than 3 and no more than 7 directors.

### **Election or appointment of directors**

**5.2** At each annual general meeting, the voting members entitled to vote for the election or appointment of directors must elect or appoint the Board. All those directors who are elected or appointed to the Board, must confirm in advance that they accept and share the mission and vision of the Society

### **Directors may fill casual vacancy on Board**

**5.3** The Board may, at any time, appoint a member as a director to fill a vacancy that arises on the Board as a result of the resignation, death or incapacity of a director during the director's term of office.

### **Term of appointment of director filling casual vacancy**

**5.4** A director appointed by the Board to fill a vacancy ceases to be a director at the end of the unexpired portion of the term of office of the individual whose departure from office created the vacancy.

### **Removal of a director**

**5.5** By way of an ordinary resolution, a Director can be removed from the Society by way of a vote where at least two thirds of the Directors are in favour of the removal.

## **Part 6 – Directors' Meetings**

### **Calling directors' meeting**

**6.1** A directors' meeting may be called by the president or by any 2 other directors.

### **Notice of directors' meeting**

**6.2** At least 2 days' notice of a directors' meeting must be given unless all the directors agree to a shorter notice period.

### **Proceedings valid despite omission to give notice**

**6.3** The accidental omission to give notice of a directors' meeting to a director, or the non-receipt of a notice by a director, does not invalidate proceedings at the meeting.

### **Conduct of directors' meetings**

**6.4** The directors may regulate their meetings and proceedings as they think fit.

### **Quorum of directors**

**6.5** The quorum for the transaction of business at a directors' meeting is a majority of the directors.

## **Part 7 – Board Positions**

### **Election or appointment to Board positions**

**7.1** Directors must be elected or appointed to the following Board positions, and a director, other than the president, may hold more than one position:

- (a) president;
- (b) vice-president;
- (c) secretary;
- (d) treasurer.

### **Directors at large**

**7.2** Directors who are elected or appointed to positions on the Board in addition to the positions described in these Bylaws are elected or appointed as directors at large.



### **Role of president**

**7.3** The president is the chair of the Board and is responsible for supervising the other directors in the execution of their duties.

### **Role of vice-president**

**7.4** The vice-president is the vice-chair of the Board and is responsible for carrying out the duties of the president if the president is unable to act.

### **Role of secretary**

**7.5** The secretary is responsible for doing, or making the necessary arrangements for, the following:

- (a) issuing notices of general meetings and directors' meetings;
- (b) taking minutes of general meetings and directors' meetings;
- (c) keeping the records of the Society in accordance with the Act;
- (d) conducting the correspondence of the Board;
- (e) filing the annual report of the Society and making any other filings with the registrar under the Act.

### **Absence of secretary from meeting**

**7.6** In the absence of the secretary from a meeting, the Board must appoint another individual to act as secretary at the meeting.

### **Role of treasurer**

**7.7** The treasurer is responsible for doing, or making the necessary arrangements for, the following:

- (a) receiving and banking monies collected from the members or other sources;
- (b) keeping accounting records in respect of the Society's financial transactions;

- (c) preparing the Society's financial statements;
- (d) making the Society's filings respecting taxes.

## **Part 8 – Remuneration of Directors and Signing Authority**

### **Remuneration of directors**

**8.1** Directors may not be remunerated **in any capacity**, however directors may be reimbursed for necessary and reasonable expenses incurred while acting on behalf of the Society. The Society will not alter or delete this bylaw without first obtaining the written consent of the British Columbia Housing Management Commission.

### **Signing authority**

**8.2** 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 – Miscellaneous Matters**

**9.1** Upon the dissolution of the Society and after the payment of all debts and liabilities, its remaining property shall be distributed or disposed of to charities registered under the Income Tax Act (Canada) promoting aims similar to those of the Society. The Society will not alter or delete this bylaw without first obtaining the written consent of the British Columbia Housing Management Commission.

**9.2** The Society will not alter or delete the affordable housing purpose set out in paragraph 2 (a) of its constitution and the Society will not alter or delete this

bylaw without first obtaining the written consent of the British Columbia Housing Management Commission.

- 9.3** Any and all proposed alterations to the Mission and Vision of the Society, require pre-approval by The District Executive Committee of the Canadian Pacific Division of the Christian Missionary Alliance in Canada, before they are adopted.
- 9.4** The Society undertakes to carry adequate liability insurance to cover all project and other commitments, where and when these are in existence.

Adopted

November 9, 2017

Amended

January 13, 2021