

Page 1:    **HIGHLIGHTS**

- MHABC Focusing Efforts on Agriculture Land Commission Restrictions on Secondary Homes
- Successful 2019 Conference Held

Page 5:    **BOARD MATTERS**

- Spring 2019 Board Meeting Schedule
- Home shipments below plan at end of 1<sup>st</sup> quarter
- Annual General Meeting Direction
- Marketing Program Update
- Transportation Update
- Regional District Central Kootenays Z241 Park Model Prohibition
- MHABC Attendance at Building Officials Association of BC Conference
- MHABC Group Health Benefits Program Reminder

Page 8:    **WHAT'S NEW**

- MHABC Grant McDowell Memorial Bursary Award Winners Announced
- Fortis & BC Hydro Manufactured Home Energy Efficiency Upgrades Program

Page 9:    **STATISTICS**

- Shipments and Certification Type Report

Page 10:    **IN MEMORIAM**

**HIGHLIGHTS**

### **MHABC Focusing Efforts on Agriculture Land Commission Restrictions on Secondary Homes**

In February 2019, the provincial government enacted a revision to the Agriculture Reserve Commission Act (ALC) and introduced a new regulation. The changes came as the result of internal government committee. Consultation with non-government organizations was limited.

The changes resulted in significantly restricting the placement of secondary homes on Agriculture Land Reserve lands. Today, allowance of secondary home installations is restricted to operating farms and subject to local government and ALC approval.

Since learning of the changes, the MHABC has met with Agriculture Land Commission officials and subsequently elevated the discussions to senior officials within the Ministry of Agriculture which has responsibility for the ALC.

In these discussions, the MHABC has advocated for a moratorium to be placed on the application process and the stipulation for operating farm status relaxed. The dialogue with the Ministry of Agriculture officials has been productive with a joint meeting involving the Ministry of Agriculture, Agriculture Land Commission and the MHABC's ALC Secondary Homes Working Group members being scheduled. Further, a confidential MHABC Member poll describing the potential sales loss and typical land status where the homes are located has been submitted to the Ministry of Agriculture.

### **Successful 2019 Conference Held**

The MHABC's 2019 Conference was held successfully in early May with the Annual Gerry Brown Memorial Golf Tournament taking place under variable weather conditions (too hot to strong winds and rain) on Wednesday, May 1<sup>st</sup> at the Osoyoos Golf Club.

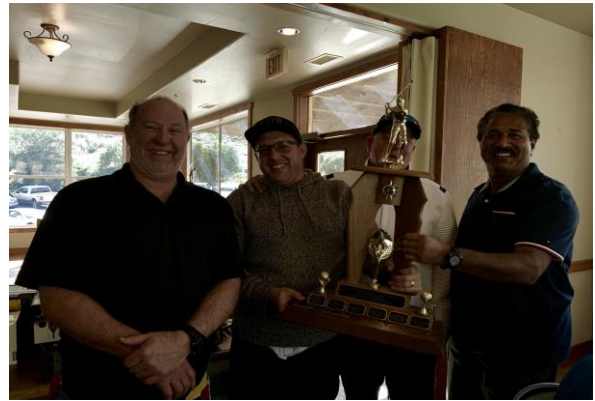
The winners of the tournament are highlighted in the photos. A very well attended Ice Breaker completed the day.

The Business Sessions and AGM were conducted on Thursday, May 2<sup>nd</sup> with an opening by the Ashcroft First Nation conducting a smudge ceremony. FRESH INC officials and BCC Trucking Association CEO Dave Earle presented in the morning with a luncheon economics presentation given by Bryan Yu of the Central 1 Credit Union. Speaker Corey Poirier closed off the Business Session speaking on sales to different cultures prior to commencement of the AGM. The President's Reception and Banquet had strong attendance with a very successful fund raiser held with \$ 875 going to the Osoyoos Food Bank.

Friday saw the technical sessions involving WorkSafeBC, Royal Bank of Canada and the Canadian Home Builders Association.

For 2020, the Board has made a decision to consider venues in the Kamloops area. A poll of Members will be circulated to seek input on the 2019 Conference and recommendations for the 2020 Program.

## Conference Pictures





1. Outgoing President Terry Weicker received one of two Manufactured Housing Person of the Year Awards. President Frank Ambler presents the award to Terry.
  2. Cathy Corbin of Gordon's Homes Sales and a past Director received the second Manufactured Housing Person of the Year Award. Gordon's Homes Sales representative Rod Ekland receives the Award on behalf of Cathy, presented by President Frank Ambler
  3. Countryside Manufactured Homes was a recipient of the Innovations Award, specifically in the Z240MH category. FRESH INC Principal Jennifer McKinney (left) presents the award to Countryside's Frank Ambler and daughter Brittany.
  4. Golf Tournament Low Net Winners Rob Law (behind trophy), Ram Gopal, Phil Miner and Scott Racine
  5. Golf Tournament Low Gross Winners Walter Fontinha, Chris Caviggia, Rick Weste and Rik Cangiano
  6. The "Real" Winners of the Low Gross and Low Net Prizes - Chris Andersen and Matt Salmon but alas a two-man team!!
  7. In-coming Transportation Director Ray Weicker handles the Balloon Prize fundraiser which realized \$ 875 for the Osoyoos Food Bank
  8. Banquet guests with the fundraiser balloons.
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### 2019-20 BOARD of DIRECTORS

Executive:

**President Frank Ambler**  
Countryside Manufactured Homes

**Vice-President Mark Ellis**  
Eagle Homes Head Office

**Treasurer Dean Johnstone**  
SRI Homes Kelowna

Directors:

**Shawn Donohoe**  
Shamrock Modular Home Installations

**Walter Fontinha**  
Moduline Industries Canada Penticton

**Ken Jennings**  
Blackstone Homes Prince George

**Michael Newton**  
Lakeridge Homes

**Matthew Salmon**  
Triple M Homes Lethbridge

**Raymond Weicker**  
Ray's Towing

**Gord Rattray**  
Executive Director

### BOARD MATTERS

#### Spring 2019 Board Meeting Schedule

During the Spring, the Board held a conference call on April 16<sup>th</sup> and participated in the May 2<sup>nd</sup> Annual General Meeting. A conference call for the in-coming Board of Directors was held on June 18<sup>th</sup>. The next meeting is scheduled for Tuesday, August 27<sup>th</sup>.

#### Home shipments below plan at end of 1<sup>st</sup> quarter

Home shipments were below plan at the end of the 1<sup>st</sup> quarter ending May 31<sup>st</sup>. While the 2019/20 budget is based upon an average of 85 homes per month or 1<sup>st</sup> quarter plan shipments of 255 homes, actual shipments were 197 homes. The reduced figures are attributed to a slowing BC economy as well as the recently introduced Agriculture Land Commission restrictions on the placement of secondary homes on ALR lands.

### **Annual General Meeting Direction**

The Annual General Meeting was well attended with the 2019-20 budget and fees structure approved. Of most importance, the Membership supported Board by-law change recommendations including 1) increase the size of the Board from 9 to 11 Directors, 2) establish term limits for Directors 3) implementing a more formal Nominations Committee process 4) change the term Dealers to Retailers and 5) implement a requirement to maintain formal statements on safety, financial management and human relations. Further information will be provided as redrafting of the by-laws is completed and the direction is implemented.

### **Marketing Program Update**

FRESH INC representatives Jennifer McKinney and Crystal Imrie updated Members at the Conference. The

presentation included information on the successful undertaking of the social media campaign and plans for documenting innovations introduced by Members.

Also announced was ‘freshening’ of MHABC.com with the initial redesign explained. The “new” MHABC.com is now in place with Members receiving a notification from FRESH INC in early June. FRESH INC would appreciate receiving Member input on the updated site.

Further, the MHABC continues to receive requests for articles on factory-built housing. Most recently, an article for the summer edition of the Notary Public’s magazine, “The Scrivener” was drafted focusing on energy efficiency. The article was drafted by staff with the assistance of FRESH INC.

### **Transportation Update**

In-coming Transportation Director Ray Weicker and alternate Terry Weicker with staff met recently with CVSE’s Commercial Transport

Manager Jan Lansing. The discussion topics were wide ranging with agreement the MHABC will continue to advocate for day-time travel, propose height changes to Section 4.3 of the Commercial Transport Policy Manual and promote establishment of Routes 33 and 3 (Rock Creek to Cranbrook) as 5-meter wide routes.

### **Regional District Central Kootenays Z241 Park Model Prohibition**

Since 2016, the Regional District Central Kootenays has maintained a prohibition on the installation of Z241 Park Model homes in that R/D. In responding to the restriction, the MHABC has met twice with the RDCK's Directors and provided recommendations to address the Boards concerns over full-time occupancy of Park Model Homes. Owing to limited success in finding a win-win solution, the MHABC has recently submitted a Freedom of Information request to gain

additional information in the hope of convincing the RDCK to eliminate the prohibition.

### **MHABC Attendance at Building Officials Association of BC Conference**



The MHABC consistently attends the Building Officials Association of BC's Spring Conference in holding a trade show booth. The event provides the opportunity to speak with building officials from across BC to share information and address questions

### **MHABC Group Health Benefits Program Reminder**

Please keep the MHABC's Group Health Benefits Program in mind. Contact the office for more information

### WHAT'S NEW?

#### **MHABC Grant McDowell Memorial Bursary Award Winners Announced**

Three winners of Grant McDowell Memorial 2019 Bursary Awards were announced at the Conference. These include Kassidy Vinet of Sparwood, Evan Emrich of Kelowna and Reese Kushniruk of Kamloops. Each will receive a \$ 1,000 bursary towards their education. Congratulations to all three.



Evan Emrich receives a plaque from SRI's Dean Johnstone on his Grant McDowell Memorial 2019 Bursary Award. Evan will be attending the Justice Institute of BC.

#### **Fortis & BC Hydro Manufactured Home Energy Efficiency Upgrades Program**

A joint program is under consideration by BC Hydro and Fortis to assist in upgrading the energy efficiency of some ages and types of manufactured homes through a grant process. Consultant Ken Farrish and engineer Haziq Arif are assisting the two organizations in gaining a better understanding of our industry and where benefits can be provided.

In assisting Ken and Haziq in their work, the MHABC has established an ad hoc Utilities Working Group comprised of Member company engineers and designers to respond to the information needs of the consultants.





### STATISTICS

MHABC 2019 & 2019-20 Shipments Analysis									
Month	Area	Single Z240/241	Multi Z240/Z241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
January 2019	BC	30	23	0	15	68			10 Z241
January 2019	Other Canada	10	2	1	1	14	83	80	
January 2019	US	0	0	0	0	0			
February 2019	BC	25	19	0	12	56			11 Z241
February 2019	Other Canada	12	4	2	1	19	75	62	
February 2019	US	0	0	0	0	0			
March 2019	BC	29	14	0	22	65			4 Z241
March 2019	Other Canada	9	0	0	0	9	74	72	
March 2019	US	0	0	0	0	0			
April 2019	BC	28	18	0	7	53			3 Z241
April 2019	Other Canada	1	1	7	2	11	64	90	
April 2019	US	0	0	0	0	0			
May 2019	BC	23	11	1	8	43			4 Z241
May 2019	Other Canada	11	3	1	1	16	59	123	
May 2019	US	0	0	0	0	0			
June 2019	BC					0			
June 2019	Other Canada					0	0	88	
June 2019	US					0			
July 2019	BC					0			
July 2019	Other Canada					0	0	100	
July 2019	US					0			
August 2019	BC					0			
August 2019	Other Canada					0	0	74	
August 2019	US					0			
September 2019	BC					0			
September 2019	Other Canada					0	0	77	
September 2019	US					0			
October 2019	BC					0			
October 2019	Other Canada					0	0	99	
October 2019	US					0			
November 2019	BC					0			
November 2019	Other Canada					0	0	86	
November 2019	US					0			
December 2019	BC					0			
December 2019	Other Canada					0	0	61	
December 2019	US					0			
January 2020	BC					0			
January 2020	Other Canada					0	0	82	
January 2020	US					0			
February 2020	BC					0			
February 2020	Other Canada					0	0	75	
February 2020	US					0			
		Single Z240/241	Multi Z240/Z241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
Calendar 2019	BC	135	85	1	64	285			
	Other Canada	43	10	11	5	69			
	US	0	0	0	0	0			
	TOTAL	178	95	12	69	354	354	304	
	% of Total	50%	27%	3%	20%	100%			
fiscal	BC	90	43	1	37	171			
March 19-Feb. 20	Other Canada	21	4	8	3	36			
	US	0	0	0	0	0			
	TOTAL	101	47	9	40	197	197	1029	
	% of Total	51%	24%	5%	20%	100%			

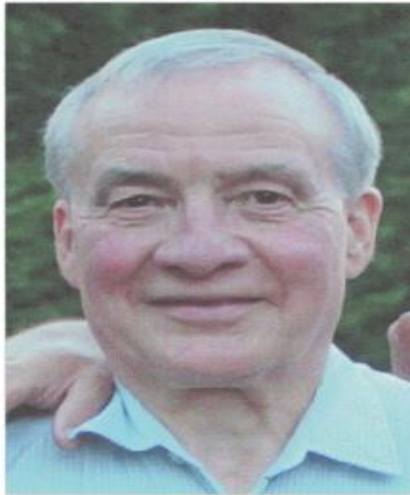
**Shipments and Certification Type Report**  
**1<sup>st</sup> Quarter 2019/20 - ending May 31,2019**  
 (Please contact the MHABC office for a enlarged copy of this table)

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### IN MEMORIUM

## Alvin Russell Lutz

May 31, 2019 / OBITUARIES



**May 31, 2019**

It is with deep sadness that we announce the passing of Alvin Russell Lutz, on May 31, 2019, aged 76. Al was known for his gracious manner, ready smile, generosity and love for his family. He was a gentle man and a gentleman, the first to remember your birthday or offer help where needed. He enjoyed Western music, reminiscing, entertaining and hosting family gatherings, ensuring your wine glass was never empty. His history is a classic Canadian success story of early beginnings in a one room school house in Finnie (Duff), Saskatchewan and the work

ethic of farming to becoming an entrepreneur. Upon settling in Nanaimo , Al started his own company with partner Mel Barber and AMCO Homes was born. Shortly afterwards he became the sole owner, running the business successfully for 46 years and leaving this legacy for his sons, Joel and Tyler, of whom he was so proud. He married his childhood sweetheart, Faye, with whom he shared an enduring love for all the family in Saskatchewan even as his family in Nanaimo grew.

Al is pre deceased by his parents Barbara and Matthew, sister Noreen (Bill) Krahenbil, brother Jim (Wilmarie) Lutz, and sister in law Irene (Vern) Neuls. Al is survived by his wife Faye, sons, Joel (Erin), Tyler (Tina), and four grandchildren which were the lights of his life, Meghan, Noah, Henry, and Grace. Al is also survived by his brother Leonard (Gladys) Lutz, in-laws Betty (Terry) Faulkner, Aria Neuls, Shirley Neuls, Garry (Deb) Neuls, and Vern (Joanne) Neuls, as well as many beloved nieces and nephews.

All who knew him will dearly miss his steady, gentle, supportive presence and phone calls. The family would like to thank the nurses and staff at Berwick, Dr Kenward, Dr Ruffell and Dr Poonja for the grace and comfort they gave Al in his last months.

In lieu of flowers donations can be made to the BC Cancer Foundation. A celebration of life will be held at Nanaimo Golf Club on Friday July 26 at 12 pm.