

# **Bell Heritage Trust**

## **Report to the Annual General Meeting**

### **Cole Harbour Rural Heritage Society**

#### **March 26, 2024**

**Submitted by: Jon Stone, Chair, Bell Heritage Trust**

Again we find that the The 2023-24 year has been challenging for the Bell Heritage Trust.

During the past year we have managed to make some necessary repairs to the Bell House including an internal fire resistant door between the garage and the basement as well as a new bedroom window.

Challenges we continue to face include a significant increase in costs of insurance and in municipal property taxation. We have been looking for ways to decrease the tax burden, but so far we have not found an avenue to do so. We have filed a notice of appeal to our property assessment, but so far have heard nothing back. Our costs have increased far beyond the maximum rental cap stipulated by the province.

We will have to increase rental fees for the property, however we are committed to maintaining the Bell House as affordable housing. Our current tenants have been excellent and we are hoping to continue to work with them to ensure we have a sustainable property.

For the coming year, we are looking at developing a property use plan as well as commence a restoration project for the heritage shed on the property.

In addition to the monthly fees being paid to the Society for Administration, we were able to fulfil the wishes of the Estate of Barbara Bell and provide a small capital grant to the Society of \$3,000 to assist with maintenance and improvements to one of the principle heritage buildings on the Farm. In future years we hope to be able to continue some level of similar support.

Our Board of Trustees of the Bell Heritage Trust as appointed by the Cole Harbour Rural Heritage Society:

- Jon Stone (Chair)
- Susan Corser
- Elizabeth Cushing
- Mary Angela Munroe

In addition to Trustees, the Trust is also supported by an advisory board consisting of the following:

- Alan Mitchell (past Chair and Trustee)
- Kevin Thomas
- Terry Eyland
- Chris Mont