**Sunnyhill Housing Co-operative**

787 – 3rd Street N.W.

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Phone/Fax: 403-270-8405

**ANNUAL GENERAL MEETING MINUTES**

April 23, 2017 2:00pm

Sunnyside School Gymnasium

211 7 Street NW

Calgary, AB

**Attendees:**

Paul Hassett (6), Crystal Tite (10), Heather Stewart (28), Marion Gauzer (734), Jacky Durrie (738), Candace Weir (743), David Broadhead (744), Jean Pierre Dandurand (747), Karol Garner (762), Rose Ing (763), Jane Roberts (767), Chris Hibbert (775), Gabriela Orban (783), Cindy Schnee (801), Greg Doram (811), Janice Way (819), Herta Fidler (821), Belle Auld (825), Robert Bott (837), Helen Wirrell (839), Robert Perry (845), Andrea Bergen (Office Coordinator)

1. Call to order @ 2:10pm by Robert Perry.
2. Opening Remarks and Introductions:
   1. Robert thanked everyone for coming.
   2. Board and Member introductions.
3. Approval of Agenda as amended:
   1. Robert Bott Motioned
   2. Helen Wirrell Seconded
   3. Agenda approved.
4. Approval of the Minutes from April 29, 2016 AGM:
   1. Candace Weir Motioned
   2. Herta Fidler Seconded
   3. Minutes approved
5. Presentation of the 2016 Audited Financial Statements by Anda Frusescu.

Discussion:

* 1. What is classified as General Improvements?
     1. Maintenance.
  2. Why are the Planning and Development expenses not listed with the Committees?
     1. Planning and Developments is still listed under expenses but Anda can move it to Committees if we like.

MOTION: Jane Roberts moves that the Audited Financial Statements presented today by the offices of Anda Frusescu be accepted as a real and true presentation of Sunnyhill Housing Co-operation Ltd. Financials for the year ending December 31, 2016.

1. Helen Wirrell Seconded
2. Motion carried
3. Call for motion to appoint Anda Frusescu as Auditor for 2017.
4. Jane Roberts Motioned
5. Helen Wirrell Seconded
6. Motion carried
7. Motion: Whereas the current practice is to approve the minutes of the AGM approximately one year later at the next AGM, Jane Roberts moves that the minutes for each SHC AGM be approved at the subsequent General Meeting.
   1. Greg Doram Seconded
      1. Discussion: Jacky stated that this is not a standard practice but it is legal.
   2. 2 opposed, 1 abstention
   3. Motion Carried
8. Approval of Finance Policy
   1. Jane Roberts motions to accept the revised Finance Policy
   2. Herta Fidler Seconded
   3. Motion Carried

MOTION: Helen Wirrell moves to remove presentation on Roberts Rules from the Agenda

1. Greg Doram Seconded
2. Motion Carried
3. Committee Reports:
   1. Board report presented by Robert Perry:
      1. No questions from Membership
   2. Grounds report presented by Cindy Schnee and Bob Bott:
      1. Questions:
         1. Who is responsible for the garbage and recycling that is left in the garbage enclosures?
            1. A notice will be going to all Members to stop leaving garbage in the enclosures
         2. Is composting provided by the city?
            1. No, we will be using Blu Planet
         3. How does the new composting by-law affect yard waste?
            1. There will be a bin for it
         4. Will the composting stay in the Co-op?
            1. No, Blu Planet takes it away
   3. Buildings report presented by Jacky Durrie:
      1. No questions from Membership
   4. Education report presented by Belle Auld:
      1. No questions from Membership
   5. Member Selection report presented by Crystal Tite:
      1. Questions:
         1. Was there any vacancy loss?
            1. No
         2. How many people are on the waiting list?
            1. 1 bdrm approx. 10
            2. 2 bdrm approx. 40
            3. 3 bdrm approx. 40
   6. Social report presented by Candace Weir:
      1. No questions from Membership
   7. Finance report presented by Jane Roberts:
      1. Questions:
         1. Has The Co-operators increased their deductible
            1. We don’t have that information at this meeting

MOTION: Robert moves to accept the Committee reports as presented

1. David seconded
2. Motion carried
3. Board Election:
   1. Robert Perry (Chair) moves that there be 7 directors on the Board of Directors.
      1. Jane Roberts seconded.
      2. Motion carried
   2. Nominations:
      1. Helen Wirrell nominates Janice Way – Janice accepted.
      2. Robert Perry nominates Philip Cox – Phil accepted.
      3. Cindy Schnee nominates Robert Perry – Robert accepted.
   3. Ballots happened, scrutineers volunteered:
4. Results
   1. Robert Perry, Philip Cox and Janice Way have been voted onto the Board.
      1. Robert Perry and Philip Cox are returning to the Board for their second term.
   2. 2017 – 2018 elected Board of Directors:
      1. Robert Perry
      2. Philip Cox
      3. Jane Roberts
      4. David Broadhead
      5. Sherry Kozak
      6. Helen Wirrell
      7. Janice Way

MOTION: Helen Wirrell moves to destroy voting ballots

1. Jane Roberts seconds
2. Motion carried
3. Update on CMHC Reno/Retro Grant update:
   1. Robert Perry read the rejection letter from CMHC. The important part reads: *Due to limited funds, highest priority is being given to social housing projects that are in greatest financial need for work that addresses the risk of losing units due to health and safety issues, regulatory or legislated requirements. CMHC also evaluated the overall governance of projects to ensure this funding will support viability.*

*CMHC was faced with some difficult decisions and after careful review, we have determined that CMHC will not be proceeding with your application under the Reno/Retro 2016 initiative.*

* 1. This letter will be published in the SHC newsletter.
  2. Planning and Development will be looking into other options at their next meeting and will start the process of looking into all other provincial and federal to see what might be relevant to our situation.
  3. Mortgage refinancing is still an option.
  4. Questions/Comments:
     1. Herta Fidler commented that she moved to SHC in 1992 and there have been problems with the windows since back then. Herta would like to see the window replacements be a priority.
     2. Herta Fidler asked how does this impact the possible lease extension?
        1. We are working on that portion of the project still
     3. Jacky Durrie commented that CHF Canada has a seat at the table for national housing strategy. There has been $11 billion allocated to affordable housing. Keep pestering politicians. Send a message to your MP via protectcoophousing.ca.
     4. Greg Doram stated that obviously other Co-ops are in greater need than us so it seems like we are not in that bad of shape.
     5. Belle Auld commented that it feels like we are being punished for keeping our units in decent shape.

1. Motion to adjourn – Jacky Durrie
   1. Jean-Pierre Dandurand seconds
   2. Motion carried
2. Meeting adjourned: 4:00 pm