

**Sunnyhill Housing Co-operative Ltd.  
787 Third Street NW  
Calgary, Alberta T2N 1P1  
403-270-8405**

**General Meeting**

**Monday, January 27, 2020**

**6:30pm – 9:30pm**

**Calgary Curling Club 720 3<sup>rd</sup> St. NW, Calgary, AB**

**Minutes**

Attended: Andrea Bergen (Office Coordinator), Kevin Chaney (4), Ben Arkell (10), Nathan Erickson (12), Sarah Reimer (30), Debbie Willis (34), Pam Boyd (36), David Broadhead (744), Jean-Pierre Dandurand (747), Sarah Stephens (748), Don McCabe (755), Karol Garner (762), Brenda Morgan (764), Janusz Pol (766), Jane Roberts (767), Rose Ing (768), David Sargent (801), Cindy Schnee (801), Eric Moschopedis (803), Mike Whittington (807), Brenda Willman (809), Greg Doram (811), Janice Way (819), Herta Fidler (821), Belle Auld (825), Bob Bott (837), Sabine Schlichting (841), Romelia Geamanu (847), Mark Terrell (849)

Regrets: Lisa Rouleau (18), Richard Harrison (18), Tyla Cosgrove (44), Meagan Synnott (775), Coeur Riley (823)

Special Guest: Lee Prevost – Urban Matters

1. Call to order: 6:35pm
2. Opening remarks and introductions:
  - a. Member introductions
  - b. Valentines Crafternoon February 9, 3-5pm. Must register early if you would like to do the beeswax workshop
3. Approval of proposed agenda as amended:
  - a. M/S/C Cindy/Herta
  - b. 1 opposed/4 abstentions
  - c. Amendment: remove Business item B from this agenda and add to the next General Meeting

4. Approval of September 27, 2019 General Meeting minutes:

a. M/S/C Cindy/Ben

5. Business - Planning and Development update:

a. Approval of December 16, 2019 Committee meeting minutes:

i. M/S/C Eric/Bob

ii. Comments:

1. Hard to believe the city wants us to put in 6 million dollars into our buildings in order to give us the land. This is assuming a bid debt for a small community

b. Motions – as attached

i. Item #1 motion: M/S/C Eric/Brenda M

1. Comments:

a. Were there any other locations considered?

i. Yes, by garage, cul de sac, end of 4<sup>th</sup>

b. Are these motions binding?

i. Yes

c. Adding money to the effected 1-bedroom members for counselling would be appreciated

d. Could we remove the word “small” from point 3, last sentence?

i. yes

e. Will the Members that receive subsidy still receive subsidy?

i. Yes

f. Point 4 wording should read “This guarantee means that SHC will ensure one-bedroom residents pay only the Housing Charge they would normally be assessed annually; which Housing Charge is calculated annually using the Economic Housing Charge determined by the membership during the annual budget process.”

- g. Point 6 should substitute the wording "our bylaws and policies" with our "constating documents"
  - h. Will there ever be a scenario where it will be more than the 4 1-bedroom units?
    - i. Not likely, but possible
  - i. Replace "4 1-bedroom units" with "Members displaced by construction"
  - j. 3 & 4 bedroom Members should have insight also because they might eventually be in a 1 bedroom unit
  - k. 1-bedroom Members will still be Members and hold Shares, they will just be off-site Members during the construction
  - l. The Co-op must remember to think about how the construction will affect the surrounding units
- ii. Item #2 motion: M/S/C                      Eric/Sarah R
- 1. 4 Abstentions
  - 2. Comments:
    - a. "16 fully accessible" is this considered a minimum?
      - i. 16 is considered target
    - b. Option 1 is only reskinning of the buildings and energy efficiency
    - c. Option 2 is 16 option 1, plus 16 additional fully age in place accessible units
- iii. Item #3 motion: M/S/C                      Eric/Mike
- 1. 1 abstention
  - 2. Comments:
    - a. Who will do this work?
      - i. P&D will lead
- iv. Item #4 motion: M/S/C                      David B/Bob
- 1. 1 abstention

2. Comments:

a. Where are the wood pilings exposed?

i. They are underground

v. Item #5 motion: M/S/C

David B/Mike

1. 1 abstention

2. Comments:

a. The wording of the motion should be changed to “Moved that Planning and Development evaluate three bids for the required Energy Audit and select the best value of the Three. This amount will be no more than \$3000.”

c. Urban Matters – Sunnyhill presentation

d. Urban Matters – Sustainability Opportunities: Draft 1

e. Urban Matters – Asset Management Plan

f. Urban Matters – Accessibility Assessment Report

6. Adjournment: 8:44pm

*Respectfully submitted by Andrea Bergen*