

# Sunnyhill Housing Co-operative

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Phone/Fax: 403-270-8405

## GENERAL MEETING – BUDGET VOTE

Sunday April 26, 2020 2:00pm – 4:00pm

Location:

ZOOM – Web-conferencing

Zoom link - <https://us02web.zoom.us/join/join?pwd=U0R1dWl0dWpErduytpjkoGtAt0NVmL9AQY4m4uh-lq7Ne>

### MEETING MINUTES

**Attended:** Kiarra Spent (2), Kevin Chaney (4), Chris Taylor (8), Ben Arkeil (10), Nathan Erickson (12), Lisa Rouleau (18), Richard Harrison (18), MD Islam (20), Philip Cox (22), Yvonne Sabraw (22), Heidi Mithaug-Cook (26), Anna Barrett (26), Sarah Reimer (30), Debbie Willis (34), Pamela Boyd (36), Dillon Jakovac (38), Mollie Mithaug-Cook (38), Tyla Cosgrove (44), Marion Gauzer (734), Jacky Durrie (738), David Broadhead (744), Jean Pierre Dandurand (747), Sarah Stephens (748), Don McCabe (755), Brenda Morgan (764), Jane Roberts (767), Rose Ing (768), Peter Clyne (771), Cindy Schnee (801), David Sargent (801), Mia Rushton (803), Eric Moschopedis (803), Mike Whittington (807), Rachel Rose (807), Jenny Tzanakos (813), Coeur Riley (823), Belle Auld (825), Robert Bott (837), Helen Wirrell (839), Sabine Schlichting (841), Cristian Badea-Hasasian (843), Mark Terrell (849)

**Regrets:** Heather Stewart (28)

1. Call to order at 2:10pm
2. Opening remarks and introductions:
  - a. Introductions and brief explanation of how to navigate ZOOM
3. Approval of Agenda:
  - a. M/S/C Helen/Philip
4. Approval of February 19, 2020 Budget Discussion Meeting minutes:
  - a. M/S/C Eric/Jane
5. Budget vote for 2020 -- Note that there are 3 options outlined, -8%, -4% and 0%

a. Questions:

1.Line 137 is unclear

a. Planning and Development already approved money is removed

2.Line 131 needs to show the 2020 spend

3.If we reduce by 8% it will take us 3-4 years to get back to the 2019 budget numbers

4.Because of income reduction, where can we find realistic savings?  
Grounds is an example where Members can take on lawn care in the common area

5.Planning and Development should be spending all their budget this year

6.There is currently a Board working group looking into the landscaping contracts and looking for reductions

7.8% reduction, have we done anything as a Co-op about how much our Members will actually need?

a. Not yet. Income and Residency information forms are due May 1<sup>st</sup> and that will give a better understanding

8.Can we consider revising subsidy surcharge to address Member's hardships?

a. Decreasing the housing charges is an easier/quicker process than changing the subsidy policies

9.It is not a good time to look into changing the subsidy policies

10.The unemployment rate is rising but we do not know what is going to happen going forward

11.People are having their salaries cut this year

12.Is the wall fix still scheduled to happen given the work P&D has carried out?

a. It is in the budget, yes

13.We are in negotiations and facing applications that will depend on our current and projected revenues. Reducing the housing charge this year could pose difficulties and complications going forward. I am also concerned that an 8% reduction this year could require an 11% increase next year, however, I agree this is a unique situation

14. A housing charge decrease would provide a blanket solution to all units. The subsidy/surcharge system would allow for targeted need, so I think that would work better. There is a risk of not addressing the deferred maintenance, as that will leave us with a depressed asset and trying to re-finance or buy land. That being said, I see a role for SHC in supporting people, in addition to government supports. So the 0% and -4% solution appeal to me

15. A 11% increase would be after an 8% reduction so not an increase from where we are today

16. Maybe we can go with whichever reduction is voted in but there can be a volunteer list for people wanting to maintain their current housing charges

a. This would involve a policy change

b. If people volunteer to remain the same that might result in an unfair increase next year for those people

17. Remember that -8% is a \$194,000 surplus. What will we do with that?

18. Is the -8% going to be enough of a reduction for Members that have reduced income?

19. This budget is a best guess situation. Changes in the budget can be made at a later time if required

20. If we are not sure what the future looks like, it is a good time to save now 0 or -4% would be best

21. If a surge in subsidy requests overwhelmed the subsidy/surcharge system, could there be an emergency budget adjustment in fall to further reduce housing charges

a. Yes

22. Can we draft the grounds motion now?

a. Not ready yet, needs more discussion. We have an AGM coming up that it could be discussed at, if ready

23. Lisa called the question

6. MOTION: Ben Arkell, Treasurer for the SHC Board of Directors moves that membership approve an **8 (%) decrease** as the budget for 2020 for Sunnyhill Housing Co-op.

a. M/S/DEFEATED

Ben/Sarah Reimer

7. MOTION: Coeur Riley moves that membership approve a **4 (%) decrease** as the budget for 2020 for Sunnyhill Housing Co-op.

a. M/S/C

Coeur/Philip

8. NOTICE OF MOTION: Eric Moschopedis for P&D:

Whereas Article 19 of our land lease with the City of Calgary gives SHC the opportunity to purchase our land at the conclusion of our lease.

and whereas, on June 14, 2019 membership directed that Urban Matters would provide support and management to SHC regarding lease negotiations with the City of Calgary.

Building on article 19 of the lease and that resolution, Planning and Development moves that:

SHC enter into negotiations with the City of Calgary regarding

1. A long term lease of our land from the City or
2. Purchase of our land from the City or
3. Other arrangements with the City to secure long term use of our land.

Urban Matters will support and manage this process on behalf of SHC.

This motion authorizes SHC and Urban Matters negotiation with the City of Calgary. The motion does not authorize SHC to enter into an agreement for land purchase or use.

It is further noted that any agreement proposed between the City of Calgary and Sunnyhill as a result of such negotiations requires explicit membership approval by special resolution to be entered into.

a. M/S/C

Eric/Ben

9. Adjournment: 3:53pm

*Respectfully submitted by Andrea Bergen*