

Sunnyhill Housing Co-operative

787 – 3rd Street N.W.
Calgary, AB T2N 1P1
Phone/Fax: 403-270-8405

GENERAL MEETING NOTICE – 2021 BUDGET

BUDGET DISCUSSION MEETING

Sunday March 14, 2021

2:00pm – 4:00pm

Zoom:

<https://us02web.zoom.us/meeting/register/tZAodO6pqTsoHtDi8aRFpcqN5uVHgwclCZrM>

AGENDA

1. Call to order at 2:00pm
2. Opening remarks
3. Approval of Agenda
4. Approval of March 2, 2021 General Meeting minutes
5. Education Committee - Blu Planet presentation
6. Budget for 2021 discussion. Please note that there are 2 options outlined, 2%, and 4% increases.
7. Adjournment

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Dear Member,

Attached is the 2021 Sunnyhill Co-op Budget for your review. Included in this package are the following items:

- 1) Slideshow presentation outlining Sunnyhill's financial position
- 2) Overall budget compiled from committees.
- 3) Two separate budget scenarios that show how the impact of 2% and a 4% increase in the housing charge would have on the following factors: Economic Housing Charge, Retained Earnings, total Co-op Income. Please note the detail within each scenario is identical to the long form budget provided. The only change is the housing charge.

In all options, we will be decreasing the retained earnings, but maintaining our replacement reserve above the \$90,000 threshold.

Please review budget request prior to meeting so that you are prepared to discuss. The Board recommendation and the Membership vote will take place at the Wednesday March 24th, 2021 Budget vote General Meeting. Bear in mind that we are only voting on the upcoming year and decisions made at the meeting will not bind us to future years.

Cooperatively yours,

Andrea Bergen, SHC Office Coordinator
for the SHC Board of Directors

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General Meeting Minutes

Tuesday, March 2, 2021
7:00pm – 9:00pm

<https://us02web.zoom.us/meeting/register/tZUvc-igqzMjGdXMLd3VtLBO3N7sVDIeFqWI>

Attended: Andrea Bergen (Office Coordinator), Kevin Chaney (4), Richard Harrison (18), Lisa Rouleau (18), Zahaurul Islam (20), Philip Cox (22), Yvonne Sabraw (22), Dorrie Derbowka (24), Anna Barrett (26), Sarah Reimer (30), Vivienne Livingstone (32), Pamela Boyd (36), Dillon Jakovac (38), Mollie Mithaug-Cook (38), Bonnie Robinson (740), Davide Broadhead (744), Sarah Stephens (748), Irtiza Ajmal (751), Don McCabe (755), Jane Roberts (767), Rose Ing (768), Peter Clyne (771), Kris Wenzel (783), Debbie Willis (783), Cindy Schnee (801), David Sargent (801), Mia Rushton (803), Eric Moschopedis (803), Paul Stephens (805), Emma Thursby (805), Mike Whittington (807), Brenda Willman (809), Jaime Muneoka (815), Sherry Kozak (817), Herta Fidler (821), Belle Auld (825), Buzz Viberg (827), Bob Bott (837), Helen Wirrell (839), Robert Perry (845), Romelia Geamanu (847)

Regrets: Kiarra Spenst, Joe Nunn, Susan Russell

- 1) Call to order: 7:06pm by Richard Harrison
- 2) Set adjournment time: 9:00pm
- 3) Opening remarks made by Richard Harrison
 - a) Point of order – The Board doesn't own the minutes, the Members do. We also do not follow Robert's Rules constantly
- 4) Approval of proposed agenda as amended:
 - a) M/S/C Yvonne Sabraw/Sarah Stephens
- 5) A Matter of Minutes:

- a) Sarah Reimer requested the following statement to be in the meeting minutes:
Previous Board meeting minutes were not agreed on by the previous Board. A specific set of minutes were not approved therefor the meeting minutes that mention that missing set of minutes could also not be approved. This is a correction to Richard's report
- 6) Consent Agenda: Approval of past General Meeting minutes:
 - a) June 28, 2020
 - b) August 22, 2020
 - c) September 27, 2020
 - d) December 20, 2020
 - i) M/S/C Richard Harrison/Mike Whittington
- 7) Approval of June 7, 2020 General Meeting minutes:
 - a) M/S/C Eric Moschopedis/Cindy Schnee
- 8) Approval of July 28, 2020 General Meeting minutes as amended:
 - a) M/S/C Yvonne Sabraw/Eric Moschopedis
- 9) Investigation report
 - a) **MOTION** to receive report M/S/C Mike Whittington/Robert Perry
MOTION to extend until 9:20pm Herta Fidler/Mollie Mithaug-Cook
 - b) Sarah Reimer requested the following statement to be in the meeting minutes:
Who is the corporate body that can release the investigation documents?
 - i) You are asking questions that this is not the body to discuss
MOTION to extend until 9:45pm Mike Whittington/Cindy Schnee
- 10) **MOTION** – “Be it resolved that SHC develops a roster of members who can chair meetings according to Robert’s Rules, and provide training for these members.”
 - a) M/S/C Yvonne Sabraw/Mike Whittington
- 11) **MOTION** - “Be it resolved that the SHC Education Committee develop education for present and new members on Robert’s Rules and how they are used at SHC.”
 - a) M/S/C Yvonne Sabraw/Sherry Kozak
- 12) Adjournment: 9:38pm

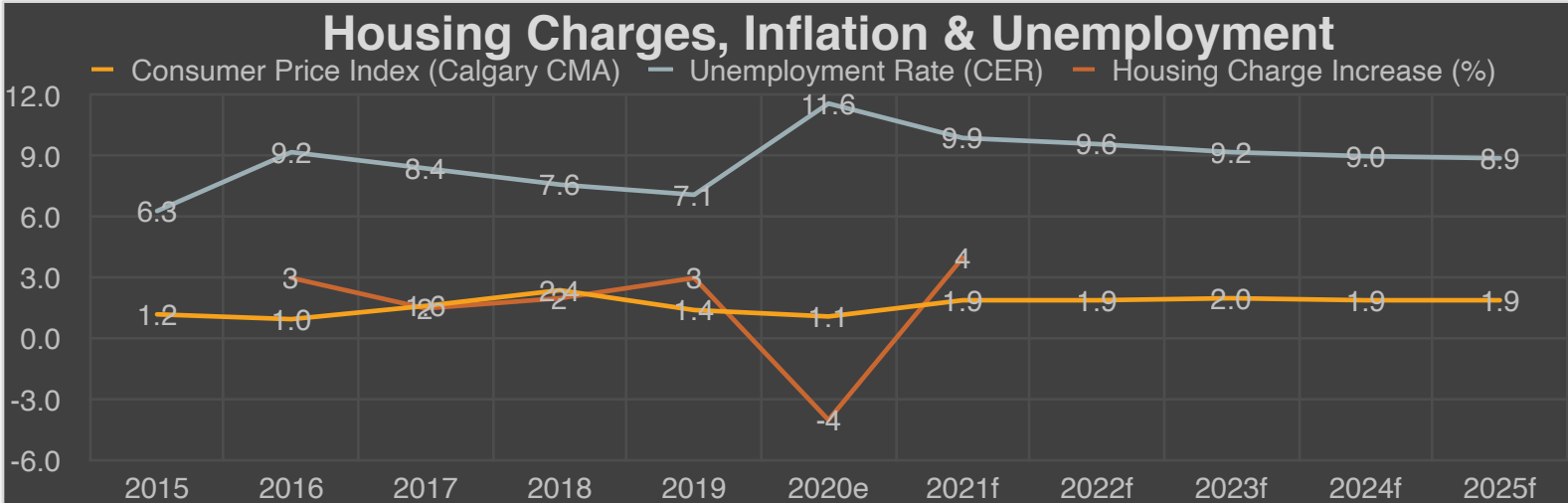
Respectfully submitted by Andrea Bergen

DRAFT

BUDGET 2021 ANSWERS

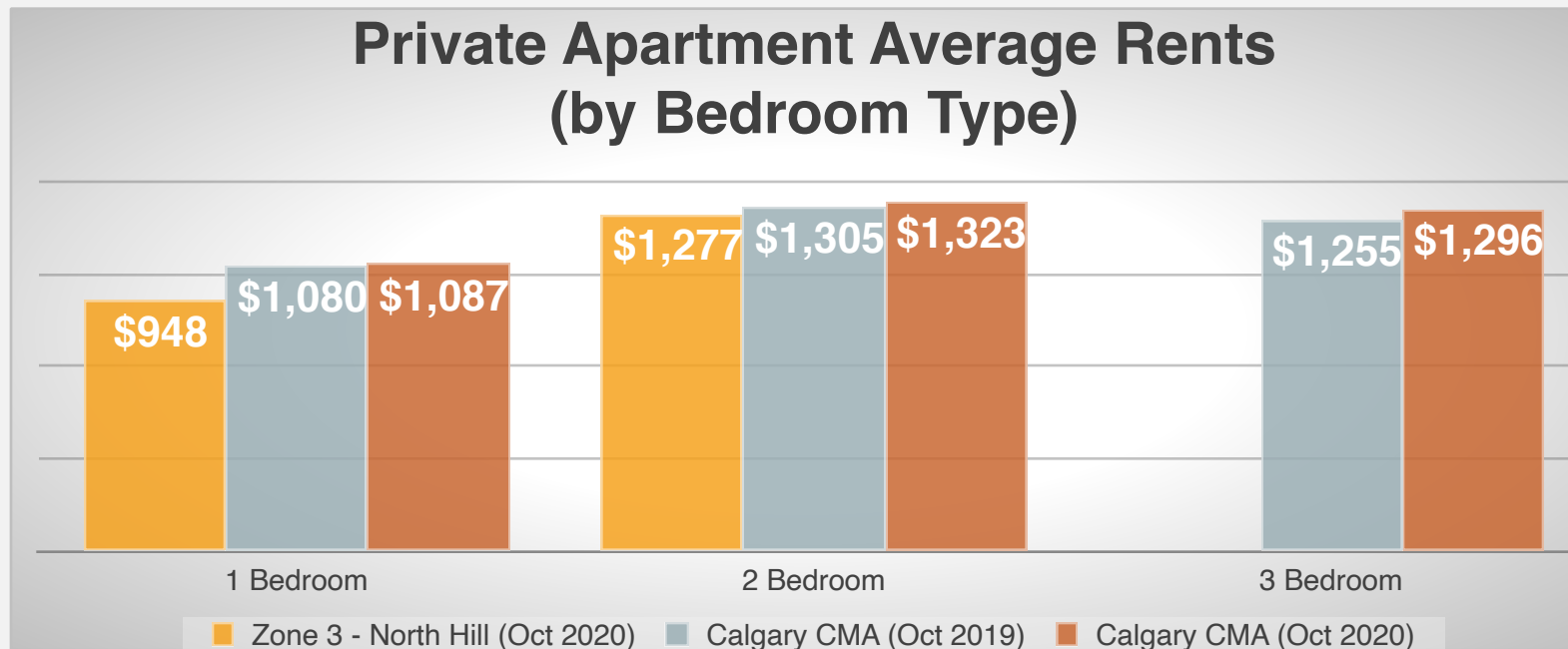
Background Material for SHC
Members

ARE WE KEEPING UP WITH THE COST OF LIVING? CAN WE AFFORD TO?

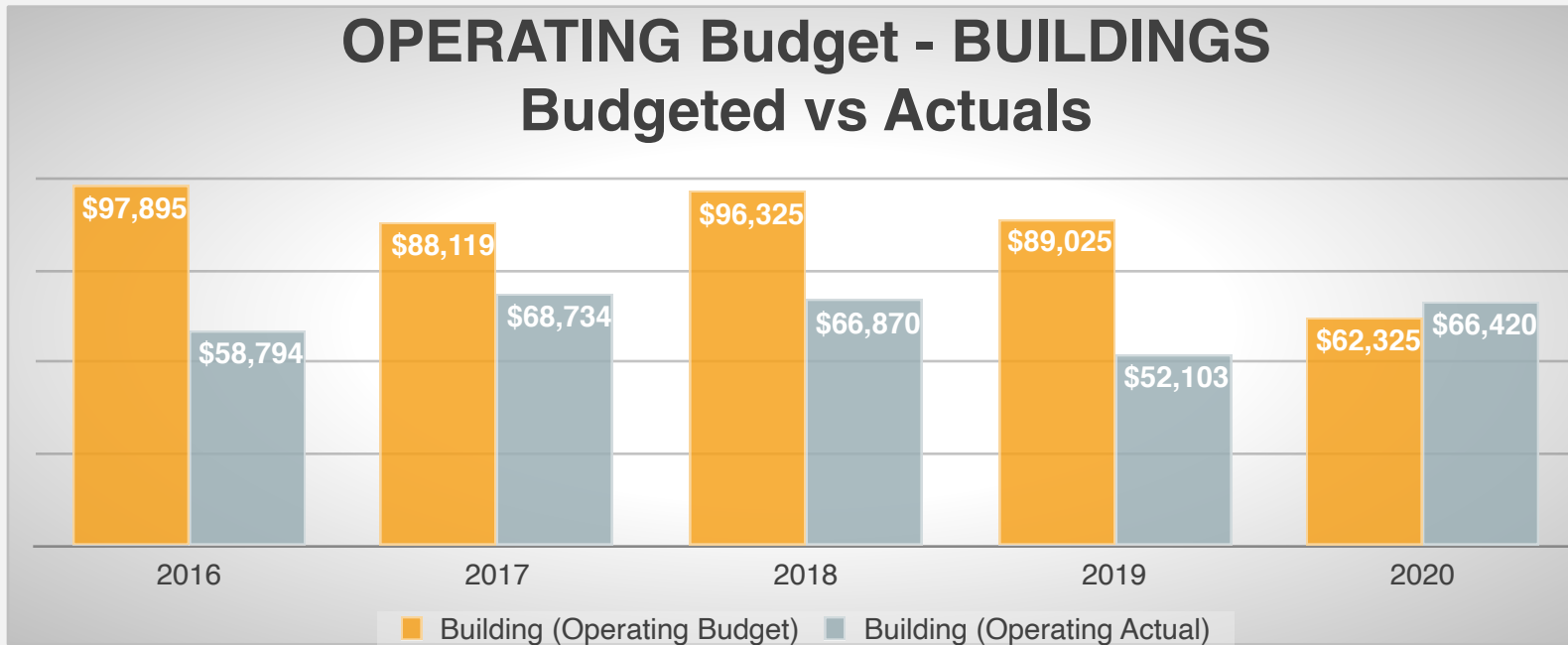


Unemployment jumped 4.5 percentage points in 2020 (7.1% to 11.6%), but should drop 1.7 percentage points in 2021 (11.6% to 9.9%)

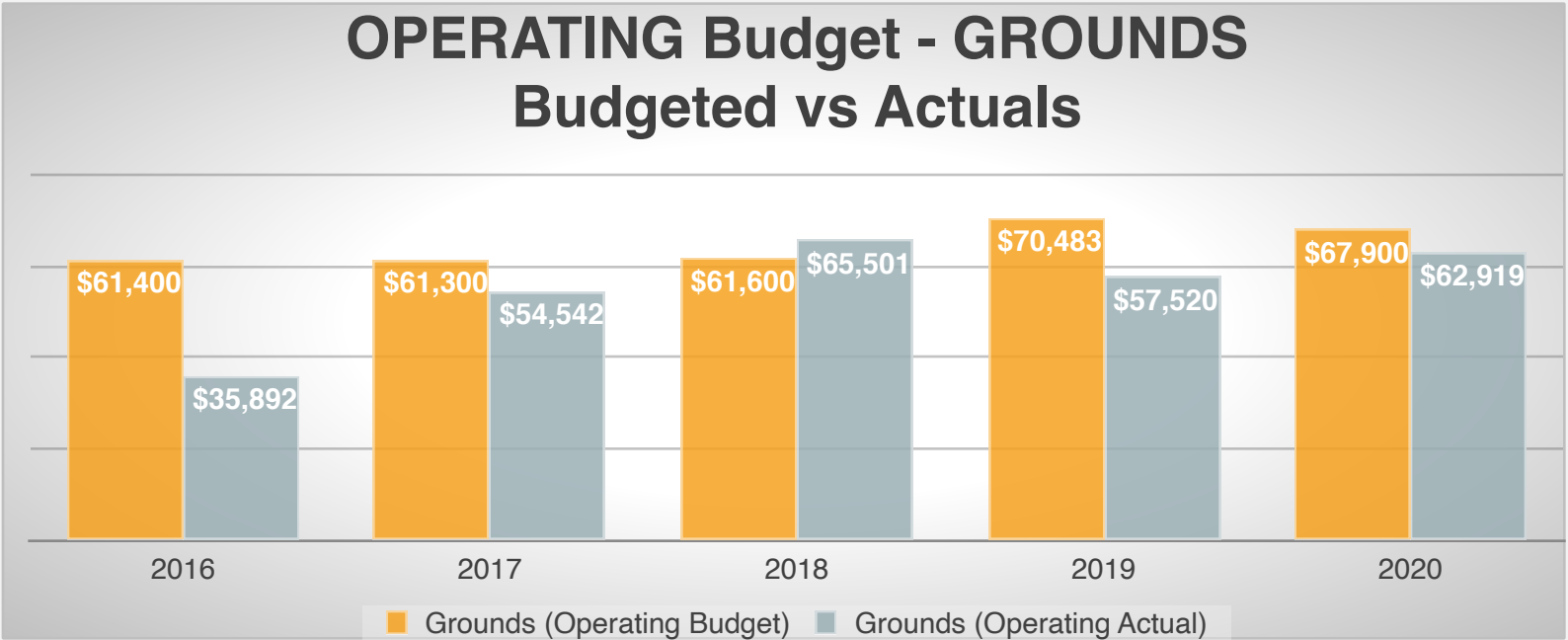
WILL WE REMAIN AFFORDABLE?



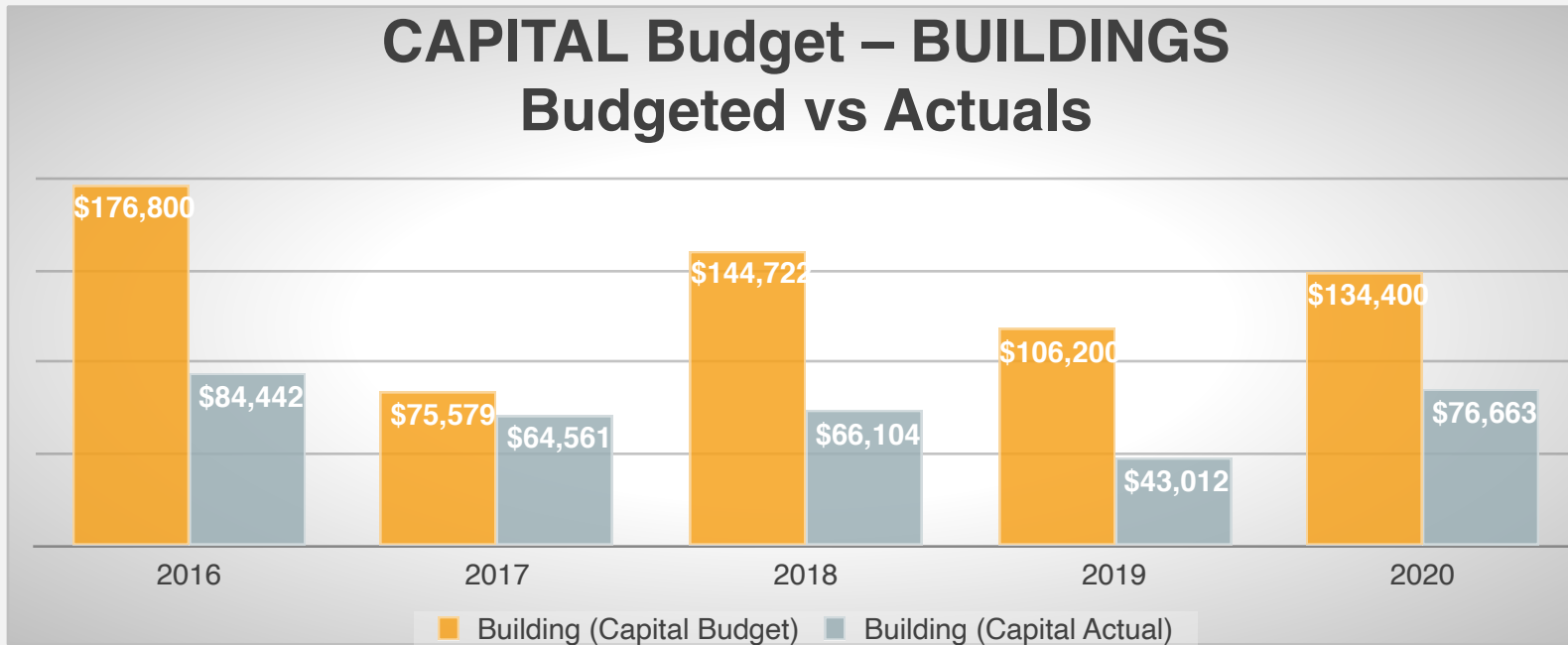
HOW MUCH OF THE BUDGET IS ACTUALLY SPENT?



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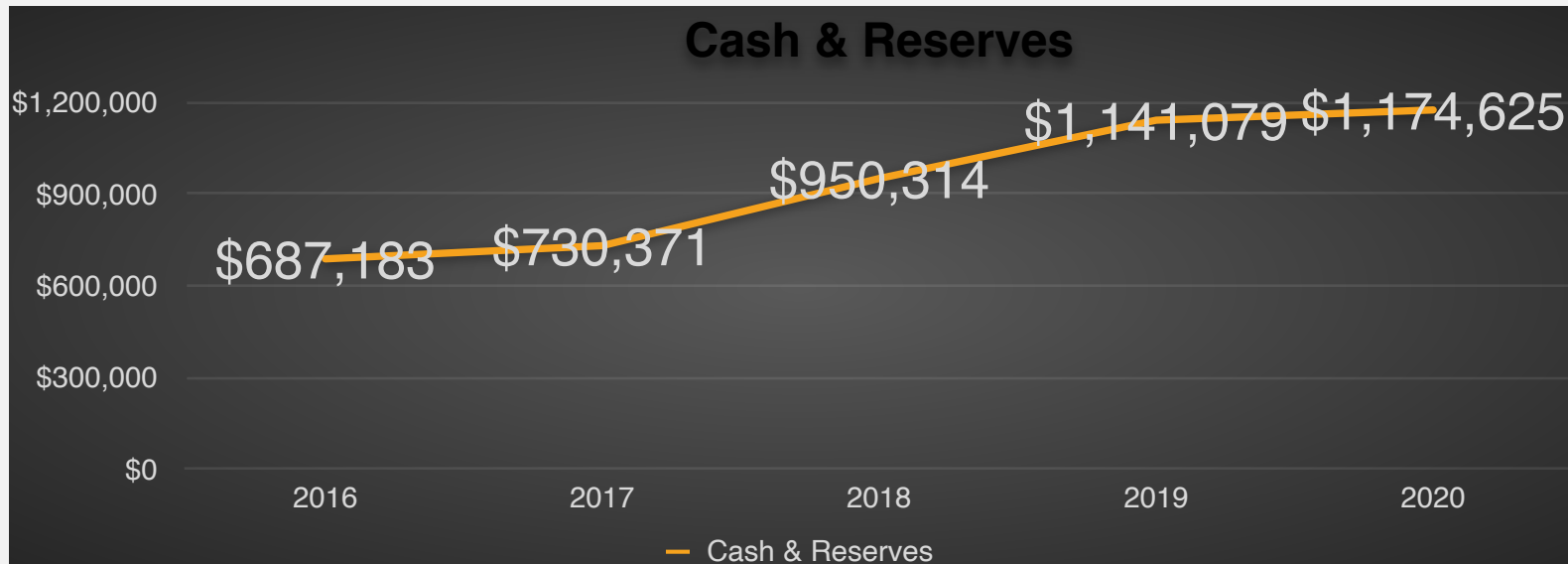
HOW MUCH OF THE BUDGET IS ACTUALLY SPENT?



WHY DO WE BUDGET MORE THAN WE SPEND?

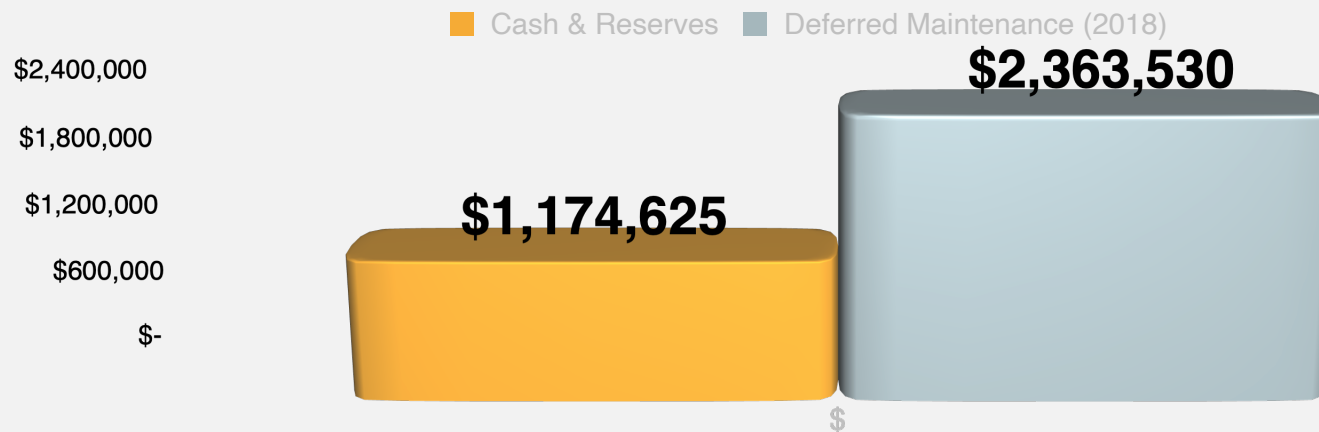
- Have a pre-approved budget to deal with emergencies
- Reduces the risk of sudden unforeseen expenses
- Priority is to always keep units habitable

WHAT HAPPENS TO UNSPENT BUDGETS?

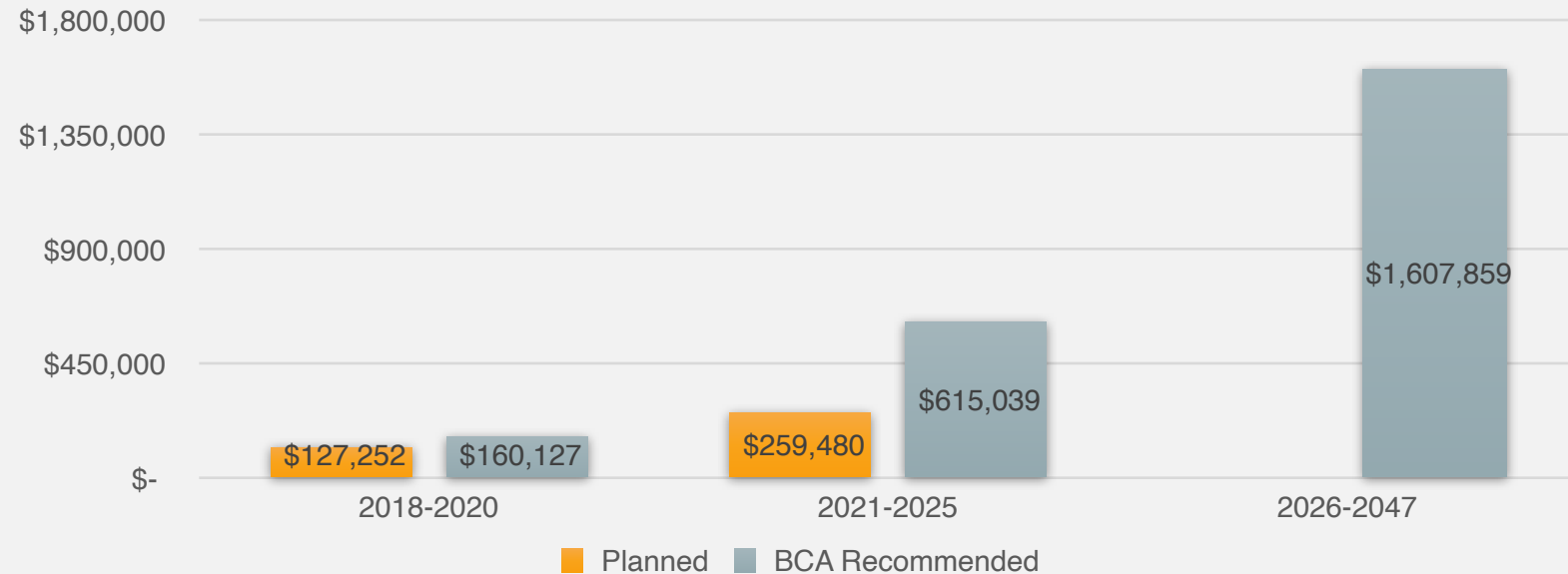


DO WE HAVE ENOUGH FOR OUR UPKEEP?

Available vs required reserves (2018)



BUILDING UPGRADES (KITCHENS, BATHROOMS, FLOORING)

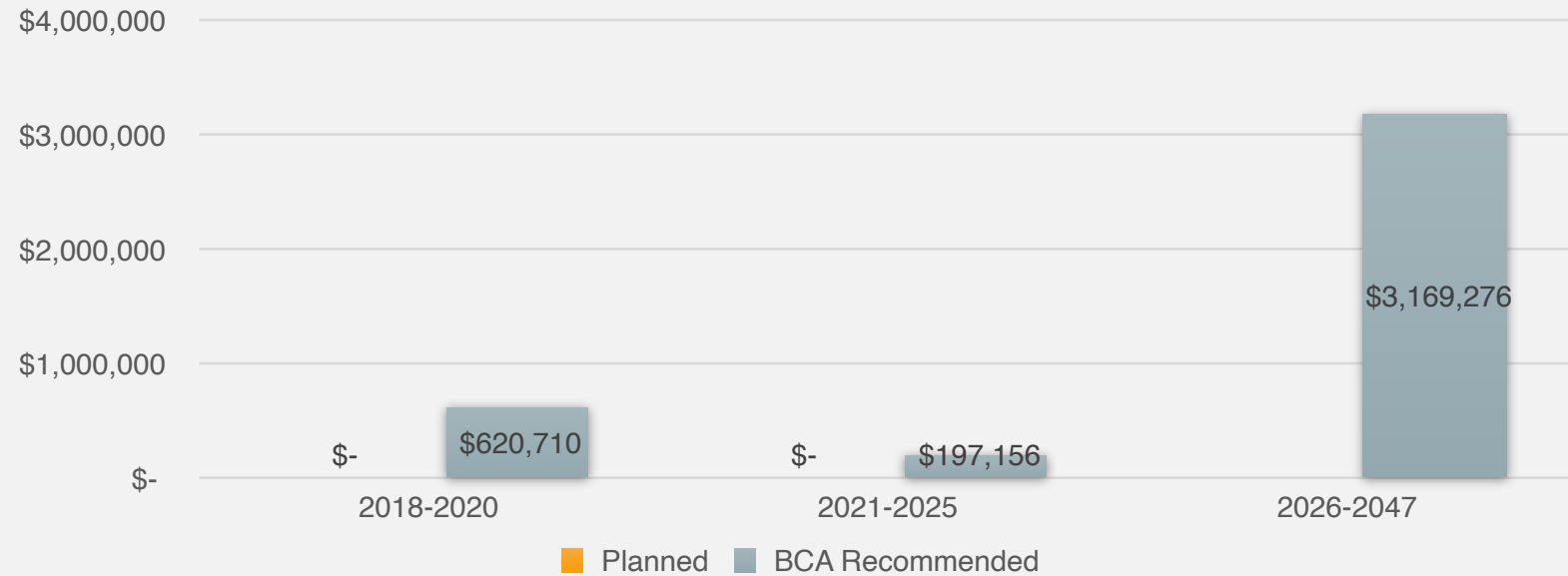


Bathrooms: 2021 - 6 units, 2022-2025 - 6 units/year

Kitchens: 2021 - 2 units, 2022-2025 - 4 units/year

Floors: 2021 - 3 units, 2022-2025 - 3-4 units/year

BUILDING ENVELOPE & UTILITIES



Includes roofing, siding, windows, doors, etc.
Also hot water tanks, furnaces