**Sunnyhill Housing Co-operative**

787 – 3rd Street N.W.

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**GENERAL MEETING (BUDGET) MINUTES**

**March 2, 2018**

**Calgary Curling Club**

**7:00PM**

**In Attendance:**

Andrea Bergen (Office Coordinator), Kevin Chaney (4), Crystal Tite (10), Nathan Erickson (12), Sara Reimer (30), Jacky Durrie (738), David Broadhead (744), Kathleen Shepherd (746), J.P. Dandurand (747), Sarah Stephens (748), Karol Garner (762), Rose Ing (763), Janusz Pol (766), Jane Roberts (767), Rachel Janzen (771), Gabriela Laszlo (783), David Sargent (801), Eric Moschopedis (803), Mia Rushton (803), Buzz Viberg (805), Rachel Rose (807), Mike Whittington (807), Janice Way (819), Herta Fidler (821), Belle Auld (825), Bob Bott (837)

1. Meeting called to order at 7:15pm by David Broadhead.
2. Opening remarks and introductions:
	1. All Members introduced themselves.
	2. The Board has been working on pushing up the budgeting process to ensure that the 60 days’ notice of Housing Charge increase is in place.
3. Approval of Agenda as amended:
	1. Bob Bott Motioned
	2. Jacky Durrie Seconded
	3. All in favor
	4. Agenda accepted
4. Social Committee announcement:
	1. The Social Committee is looking into holding a SHC garage sale that takes place at the same time as the Calgary Curling Club book sale and is looking for feedback from Membership.
5. Approval of April 2, 2017 Budget Meeting minutes
	1. Jacky Durrie Motioned
	2. Sara Reimer Seconded
	3. All in favor
	4. Minutes accepted
6. Approval of January 26, 2018 General Meeting Minutes as amended:
	1. Kevin Chaney Motioned
	2. Herta Fidler Seconded
	3. All in favor
	4. Minutes accepted
7. Budget for 2018:
	1. Jane Roberts presented the proposed 2018 budget to Membership and opened the floor for questions:
		1. A 3% increase will keep SHC as affordable housing in the eyes of CMHC.
		2. What is happening with the windows and siding, we have been waiting for a very long time?
			1. We are still waiting for a decision on the retrofit project.
		3. How will we pay for the required maintenance if the grants are denied?
			1. We have applied for CMHC grants and also prepayment of mortgage. The difference in the mortgage payment can be used. This savings will not be enough to do everything that needs to be done which is why we are pursuing CMHC grant money. If we cannot get additional funds from the government we will have to be very choosy on what maintenance gets done.
		4. We have been waiting for 5 years since this early planning of this project; can we have a timeline of when a decision will be made?
			1. What exterior maintenance we are going to do is going to be driven by the money that we have. We are gathering as much money as we can right now.
		5. Regardless of what happens we need windows and stucco done A.S.A.P.
		6. If Membership wants a General Meeting to discuss the potential exterior project we can set a meeting, maybe in May.
		7. In regards to grants, we must do with the money received what we have applied for and said that we are going to do so we must be sure of the plan beforehand.
		8. What is the current Replacement Reserve Fund?
			1. Under ½ million.
		9. Can line 43, fire ladders, be a unit fund expense?
			1. Yes
		10. Does the money requested for paving include the wall beside #815?
			1. This can be done as a Membership project.
		11. What paving projects is the Committee looking into?
			1. Bad driveways, large cracks on 3rd Street
		12. Which Committee is responsible for the playground?
			1. Grounds, Joe Nunn is the Playground Coordinator
		13. Are new trees necessary?
			1. Yes.
		14. Why is electricity listed in the budget twice?
			1. Office electricity as well as exterior lights
		15. Can we do any part of the exterior project without Communitas?
			1. We will use Communitas for parts that we cannot do ourselves.
		16. Can Membership have a breakdown of what Communitas has done for use to date?
			1. Yes, stop by the office and Andrea can get you that information.
		17. We need Members that are willing to be on the SACHA board of directors. SACHA has been working with the City on affordable housing and Sunnyhill participation would be very helpful.
			1. Herta would be interested.
		18. Innovation fund, $10,000 seems like too much money. $1000 would be better.
			1. The purpose of the innovation fund is for upgrading the Co-op in an innovative way.
			2. A short description/restrictions should be outlined for funds to be approved.
		19. What would happen if the innovation funds are requested, who decides yes or no? Is a Membership vote needed? Membership needs to know what the money would be spent on.
			1. Membership vote is a great idea.
		20. We don’t want innovation, we want windows and stucco.
		21. A process needs to be in place for the innovation fund, needs more discussion.
		22. This Innovation Fund was meant to mimic CMHC Innovation fund.
		23. At the Budget vote meeting the Board to present a proposal how the innovation fund would work and we can have a line in the agenda to vote yes/no.
		24. If Members are interested in how many units are on the kitchen, washroom and flooring renovation waiting list then they can see Andrea in the office.
		25. Kitchen and Bathrooms should be 3 renovations each for 2018.
		26. Full kitchen renovations $39,000 decided (2)
		27. Washer/dryer for 1 bedroom units $3500 decided (2)
		28. Can we do all hot water tank replacements needed in 1 year to get it done and over with quickly?
			1. Membership agreed to leave it at 2 years for replacements.
		29. Flooring renovations $27,000 (3)
		30. Can the Board present a 2% increase at the budget vote meeting?
			1. Yes
8. Meeting adjourned 8:55pm

*Minutes recorded and written by Andrea Bergen*