

## **2004 ANNUAL GENERAL MEETING**

**JUNE 11-12, 2004**

**Quebec City, Quebec**

### **MINUTES**

#### **ATTENDANCE**

The total registered attendance of 612 included 266 delegates and 87 alternates. Others present included observers, housing co-op staff, members of CHF Canada committees, organizational associates, workshop leaders, volunteers, youth program participants, guests, sponsors, Ontario Council members, directors and CHF Canada staff.

#### **GOLD SPONSORS**

The Co-operators Group; Canada Mortgage and Housing Corporation; Canon Canada; Morneau Sobeco; Social Housing Services Corporation; Canadian Travel Co-op; Phelps; Phillips, Hager & North; Metro Credit Union; CRESI Real Estate; HB Group Insurance Management; and Prentice Yates & Clark.

#### **GUESTS**

Karl Baumgardner, Ron Koppman, Dennis Deters, Jim Laverick, Doug Wright (The Co-operators); Bill Smith (Canada Mortgage and Housing Corporation); Carol Hunter (Canadian Co-operative Association); Carol Evoy (Co-operatives Secretariat); Danielle Cécile (Stabilization Fund); Jeff Contant (HB Group Insurance); Doug Kleine, (National Association of Housing Co-operatives, USA); Denyse Guy (Ontario Co-operative Association); Merv Hughes (Social Housing Services Corporation); Pierre Baril (Société de l'habitation du Québec); Gwen Maloney (Regional Municipality of Halton); Bruce Hynes (Regional Municipality of Peel); Rob Horne (Regional Municipality of Waterloo).

## **SPECIAL EVENTS**

Kit Hickey, Executive Director of Housing Alternatives, Saint John, New Brunswick, was presented with the CMHC Award for Outstanding Contribution to Co-operative Housing. Bill Smith, CMHC, and Nicholas Gazzard, Acting Executive Director, CHF Canada, presented the award.

Sylvie Moreau was named an Honorary Life Associate of CHF Canada. René Daoust and Joanne Mick presented the certificate.

Isabel Evans presented the Jim MacDonald Award for Social Change to Wood Tree Co-operative Inc., located in Toronto. Marty Crowder and Karen Hill accepted the award on behalf of the co-op.

Linda Stephenson's 20 years of service to CHF Canada was recognized by Alexandra Wilson and Thom Armstrong.

Attached is a list of member housing co-ops that were recognized for their 20-year membership in CHF Canada.

## **SECTION I. INTRODUCTORY BUSINESS**

### **1. Call to Order**

CHF Canada President René Daoust, and Vice-President Tony Legare called the meeting to order at 4:30 p.m. on June 11, 2004, and welcomed participants to the 2004 Annual General Meeting. Mr. Daoust noted that the meeting would be conducted in both official languages.

### **2. Introductions and Welcoming Remarks**

The President welcomed Mr. Raymond Gros-Louis, a spiritual leader of the Wendake nation. Mr. Daoust noted that the land on which Quebec City was built is part of the traditional territory of the Wendake nation.

Mr. Gros-Louis welcomed participants to the territory of the Wendake.

Mr. Daoust introduced members of the Board of Directors of CHF Canada, the Ontario Council, the Finance Committee, the Resolutions Committee, the Nominating Committee and invited guests.

The President thanked Martine Hubert and the local planning committee for helping to host the annual meeting.

Mr. Marc Lamarche, President, Confédération québécoise des coopératives d'habitation, welcomed participants to Quebec City and the conference. He noted

that the strength of co-operative housing is our common values. Housing co-operatives in Canada represent more than 90,000 good quality, affordable homes.

Mr. Lamarche noted that the Québec confederation and CHF Canada are working together to strengthen their partnership and to share knowledge and expertise. This large meeting shows us that the co-operative formula is working.

Mr. Jacques Joli-Coeur brought greetings to the conference on behalf of the Mayor of Quebec City. Mr. Joli-Coeur noted that the co-operative movement is very strong in Quebec.

Mr. Daoust reported that representatives from the Liberals, the Bloc Québécois and the New Democratic Party had been invited to present their parties' housing platforms to the meeting.

**3. Appointment of Chairpersons**

- M/S Armstrong (Pine Ridge) / Rideout (CHASEO)

**THAT** Bruce Woodrow be appointed Chairperson and Noreen Dunphy be appointed Vice-Chairperson of the 2004 Annual General Meeting.

**CARRIED**

**4. Proof of Calling of Meeting**

The Chairperson drew the attention of delegates to the "Official Notice to CHF Canada Members" contained in the annual meeting information book. The notice had been properly sent in the manner prescribed in the by-laws to all CHF Canada members in advance of the annual meeting.

The Chairperson drew participants' attention to CHF Canada's policy on harassment and discrimination at annual meetings. He then introduced mediation committee members David Spackman (Thunder Bay, ON), Sue Moorhead (Vancouver, BC) and Sophie Taylor-Donalds (Mississauga, ON).

**5. Establishment of Quorum**

Nick Sidor, Corporate Secretary, advised the meeting that attendance of 15 percent of CHF Canada's eligible members, on the date the official notice is sent, is required to establish quorum. He reported that, at that date, CHF Canada had 898 members.

Two hundred and sixty-seven delegates had registered for the 2004 annual meeting. Quorum was therefore established.

6. **Consideration of Agenda**

The Chairperson noted that delegates would consider resolutions at various times during the business meeting. He also explained the order in which resolutions would be considered.

- M/S Aquino (Dundee Court) / Sullivan (Forestwood)

**THAT** the agenda be adopted as presented.

**CARRIED**

7. **Minutes of 2003 Annual Meeting**

- M/S Hele (Newmarket) / Budd (COCHF)

**THAT** the minutes of the 2003 annual meeting be approved as circulated.

**CARRIED**

**SECTION II. REPORTS AND PRESENTATIONS**

1. **Annual Report of Directors**

Mr. René Daoust, President, reviewed CHF Canada's 2004 annual report, which had been distributed to members in advance of the meeting. He noted that, over the years, CHF Canada has seen the construction of housing co-ops that provide safe, affordable homes for low- and moderate-income families. He reported that an evaluation by Canada Mortgage and Housing Corporation found that co-op housing programs are well targeted and provide good affordable housing for families who would have difficulty affording their homes. Mr. Daoust noted that members must work to protect the housing they have, and find new leadership in the next generation.

The Vice-President, Mr. Tony Legare, reported that during 2003, 53 housing co-operatives joined the Co-operative Housing Federation of Canada, bringing total membership to over 900. Mr. Legare also highlighted the work that staff have done to help leaky co-ops. He reported that after years of campaigning, CHF Canada has reached an agreement with the federal government to fix the leaky co-ops in British Columbia. He also reported that, with the election of a new provincial government, Ontario Region continues to work on their two priorities: building more co-op housing and trying to get changes to the *Social Housing Reform Act*.

Five years ago, members were able to reverse the federal government's decision to transfer co-op housing programs to provinces and territories. Last month, the federal government and CMHC announced that they have reached an agreement with CHF Canada to create the new agency responsible for federal program administration. Participants viewed a video about the campaign in support of the agency.

Mr. Tom Clement, Executive Director, Co-operative Housing Federation of Toronto, noted that members had helped the campaign move forward by writing letters and attending meetings.

Mr. Daoust reported that the Co-operative Housing Federation of Toronto is celebrating its 30<sup>th</sup> anniversary, and that Peel/Halton Co-operative Housing Federation is celebrating its 20<sup>th</sup>.

Mr. Legare thanked contributors to CHF Canada's AGM fund for small co-ops. This fund helped several small co-ops attend the 2004 annual meeting. He also thanked the Housing Services Division of the Nova Scotia Department of Community Services for providing bursaries so that co-ops in Nova Scotia could attend the annual meeting.

Mr. Daoust welcomed members and associates that had joined CHF Canada since the last annual meeting.

## **2. Report on Action Taken on 2003 Resolutions**

The President referred delegates to the written report on action taken in response to resolutions considered at the 2003 annual meeting. He noted that, at the 2003 meeting in Halifax, members approved work on two major projects, the campaign to help leaky co-ops in British Columbia and the Governance Review Task Force. A report on both of these will be presented to the 2004 meeting.

The Vice-President reported on work being done to implement the Statement of Principles for seniors in housing co-operatives. A poster promoting the full participation of seniors was sent to members in June 2003.

## **3. Presentation from Société de l'habitation du Québec**

Members received a presentation from Mr. René Dionne, Vice-President of Program Management, Société de l'habitation du Québec, concerning the development of housing co-ops in Quebec.

## **4. Rooftops Canada Foundation**

Sue Moorhead, Rooftops Canada board member, thanked CHF Canada members for their long-standing support of Rooftops Canada. She then introduced Barbara

Kohol, Executive Director of Housing People of Zimbabwe, who provided the meeting with an update on the work taking place in Africa, particularly in Zimbabwe.

**5. Diversity Committee**

Mr. Paul Tubbe, Diversity Committee member, introduced committee members Emil van der Poorten (Edmonton, AB); Craig Hunter (Kitchener, ON); Eleanor McDonald (ON); Charles Ng (Toronto, ON); Linda Burke (Charlottetown, PE); and Nicholas Gazzard and Penelope Winter (CHF Canada staff).

Mr. Tubbe reported that results of the survey distributed to co-op boards earlier in the year will be posted on CHF Canada's website. He thanked co-op board members for completing and returning the surveys.

**6. Nominating Committee Report**

Mr. David Howard, Chairperson of the Nominating Committee, introduced committee members Isabel Evans, Jim Clow and Ivy Tait.

**7. Canadian Co-operative Association**

Ms. Carol Hunter, Executive Director of the Canadian Co-operative Association, extended greetings to members. She congratulated members on the work that has been accomplished on the agency. Ms. Hunter announced that the Canadian Co-operative Association will be holding its annual meeting in Gatineau, Quebec during the week of June 20.

**8. Governance Review Task Force Final Report**

Ms. Patricia Matthews and Mr. Jacques St. Pierre delivered the final report of the Governance Review Task Force to members. They thanked members for participating in the Task Force's consultations.

**9. Mr. and Ms. CHF presentation**

Mr. Craig Hunter and Mr. Jason Moore reported on the work the LGBT Caucus has done during 2004. They reported that Mr. and Ms. CHF successfully raised over \$35,000 during the year. A number of non-profit groups benefit from these fundraising efforts including Family Pride Camping Association; CHFT Charitable Fund; Bread and Roses Co-operative Homes, Kitchener, Ontario; Bruce House, Ottawa; Victoria Persons with AIDS Society; and Camp OASIS. Mr. and Ms. CHF 2004 were then introduced to the meeting.

**10. Youth Program**

Ms. Karla Skoutajan, Acting Director Sector Development, noted that the future of co-op housing lies in leadership renewal. CHF Canada holds its annual forum to give youths living in housing co-ops an opportunity to meet and share their experiences with other co-op youths and to participate in the annual meeting.

In the fall, CHF Canada will launch a co-op youth mentoring pilot project to involve more youths. She invited members interested in the project to contact her at CHF Canada's national office.

## **11. Guest Speakers**

Vice-President Tony Legare introduced Mr. Christian Simard, representative of the Bloc Québécois, who described the Bloc's election platform on housing and co-op housing.

Vice-President Tony Legare presented Mr. Jean-Marie Fiset, representative of the New Democratic Party in Quebec.

Mr. Christopher Wilson, CHF Canada's Government Relations Consultant, reported on a meeting held June 11 with Mr. Peter Goldring, Housing Critic for the new Conservative Party.

Mr. Wilson read a letter to members from the Honourable Bill Graham, Liberal MP for Toronto Centre.

Mr. Wilson then outlined the issues that members are bringing forward in CHF Canada's election campaign.

## **12. Helping the Homeless in Quebec**

As is customary, members attending the meeting donated funds to a direct service based organization in Québec that provides temporary shelter and a soup kitchen for the homeless. Mr. Pierre Maheux gave members an overview of the work done by the organization.

## SECTION III. CONSIDERATION OF 2004 ANNUAL MEETING RESOLUTIONS

### Submitted Resolutions

#### 1. New Co-op Housing

- M/S Downey (Toronto Women's) / Anic (Oaklands)

**THAT** CHF Canada call upon the Government of Canada to introduce and share the cost of a new national housing program, in partnership with the provinces and territories;

**THAT** the program be designed to help meet the urgent housing needs of the hundreds of thousands of Canadians who cannot find suitable, secure and affordable housing;

**THAT** building on the successful example of previous co-op housing programs, the program foster the creation of mixed-income communities;

**THAT** the program deliver long-term affordable housing, not private rental accommodation that will only be affordable in the short term;

**AND THAT** the program include a co-op housing component that would deliver at least 10,000 co-op units over five years.

**CARRIED**

#### 2. Core Management Standards

- M/S Attree (Borelia) / Khan (Atkinson)

**THAT** CHF Canada adopt the Core Management Standards for housing co-ops set out in "Managing to Our Strengths";

**AND THAT** CHF Canada promote these standards to co-ops across the country and encourage regional federations to do the same.

**CARRIED**

#### 3. Agency evaluation

- M/S Rodbourne (Longview) / Fisher (CHFT)

**THAT** CHF Canada conduct annual consultations with its members, including surveys, to evaluate the performance of the new national agency.

**CARRIED**

4. **Support for Ontario members' fight for changes to the *Social Housing Reform Act***

- M/S Khan (Atkinson) / Smith (Black Creek)

**THAT** housing co-ops in all parts of Canada express their solidarity with Ontario members' campaign to win changes to the Ontario *Social Housing Reform Act*;

**AND THAT** co-ops across the country lend their voice to the campaign.

**CARRIED** unanimously

5. **End of operating agreement**

- M/S Larmour (Voisins) / Ferguson (Carillon)

**THAT CHF** Canada continue its review of all elements which might affect the ability of housing co-operatives to continue to provide affordable housing to low-income households when their current operating agreements expire;

**THAT** this review fully benefit from the resources and expertise known to CHF Canada and that it provide the opportunity for input from interested parties among CHF Canada's membership;

**THAT** CHF Canada consolidate and publish plans, strategies and resources that housing co-operatives can use to ensure that they are able to continue to provide affordable housing to low-income families when their current operating agreements end;

**AND THAT** CHF Canada investigate possibilities for new mechanisms for providing financial support to housing co-operatives from government or other sources, without adversely affecting the current operating environment of housing co-ops.

**CARRIED** unanimously

6. **Mortgage renewals and Section 95 subsidy problems**

- M/S Djuretic (CHF/BC) / Cipriano (Beaver Creek)

**THAT** CHF Canada press the Minister responsible for Canada Mortgage and Housing Corporation to direct CMHC to change its method of calculating assistance to federal Section 95 housing co-ops so that housing co-ops are not unfairly penalized when their mortgages renew at lower interest rates;

**THAT** CHF Canada develop and make available to all Section 95 housing co-ops and member federations an education package to help affected housing co-ops deal with the impact of declining subsidy as a result of mortgage renewals;

**AND THAT** CHF Canada pursue this matter as an urgent priority.

**CARRIED** unanimously

7. **Barrier-free Access policy for CHF Canada members**

- M/S McDonald (Hugh Garner) / MacEachern (Peel / Halton)

**THAT** CHF Canada members adopt the following statement of principle about housing co-ops and members with disabilities:

Statement of principle: Barrier-free access

Our housing co-op supports the principle that members with disabilities should be able to live in dignity in their housing co-ops, to participate actively in their co-op communities, and to achieve independent living in the community at large.

In support of these aims, we will make members of our co-op aware of this policy, and where possible, shall:

- provide funding for an accessibility audit to ensure the co-op facilities are barrier-free
  - support members with disabilities by encouraging accessibility audits in the co-op neighbourhood
  - provide awareness training, by people with disabilities, for our staff
  - make community resource materials available in the co-op office for all members to use
- 
- support members with disabilities in their efforts to achieve independent living in the community at large, and

- inform suppliers of goods and services of our policy regarding barrier-free access, and encourage them to develop similar values and policies.

**CARRIED**

**8. Human rights for LGBT people**

- M/S Webster (Ramsay Heights) / Fraser (Common Ground)

**THAT** debate on Resolution # 8 be closed.

**CARRIED**

- M/S Ng (Ernescliffe) / Downey (Toronto Women's)

**THAT** CHF Canada and its members affirm that lesbian, gay, bisexual and transgendered people ("LGBT people") should enjoy full protection of their fundamental human rights in Canada and abroad;

**THAT** CHF Canada and its members affirm that, as communities and workplaces, co-operative housing organizations expect members and staff to respect and accept one another, whatever their sexual orientation or gender identity;

**THAT** CHF Canada provide its member organizations with a model by-law and policies that protect their members and staff from abuse, and from discrimination for any reason, including sexual orientation and gender identity;

**THAT** CHF Canada members be offered workshops at our Annual General Meeting that raise awareness, break down barriers and challenge thinking that limits the participation of LGBT people in co-operative housing organizations and the broader community;

**AND THAT** CHF Canada members encourage all co-op members to find their own ways of actively challenging discrimination against LGBT people wherever they see it in the co-op housing movement, in our communities or in Canadian society.

**CARRIED**

**9. Character Communities**

- M/S Chase (Ramer's Wood) / Buell (Alder Bay)

**THAT** CHF Canada members express their support in principle for the Character Community Program;

**THAT** CHF Canada encourage its members to become character communities by practicing the Character Community Program;

**AND THAT** CHF Canada promote the Character Community Program in *Newsbriefs* and through a brochure reminding members about the program.

**CARRIED**

**10. CHF Canada's financial woes mean closing smaller federations**

The following amendment to Resolution #10 was considered.

- M/S Sexsmith (Twin Pine) / Blair (Tolpuddle)

**THAT** the following underlined words are added to the resolution:

**THAT** the members of CHF Canada direct the board and staff of CHF Canada to immediately cease their offering of the Co-op Cost Cutters program and their proposed offering of the CHIP program in South Western Ontario;

**AND THAT** staff and board be directed to stop their back door attempts or any other attempt to shut down the South Western Ontario Co-operative Housing Federation (SWOCHF).

**DEFEATED**

- M/S Zimmering (Manor) / Budd (COCHF)

**THAT** debate on Resolution #10 be closed.

**CARRIED**

Delegates then considered Resolution #10.

- M/S Stevenson (Native Inter-Tribal) / Colbert (Alex Girvin)

**THAT** the members of CHF Canada order the board and staff of CHF Canada to immediately cease their offering of the Co-op Cost Cutters program in South Western Ontario;

**AND THAT** staff and board be ordered to stop their back door attempts to shut down the South Western Ontario Co-operative Housing Federation (SWOCHF).

**DEFEATED**

**11. CHF Canada now offers federation services at lower prices: It may be time to revisit the Co-op Principles**

- M Stevenson (Native Inter-Tribal)

**THAT** since CHF Canada is offering the Co-op Cost Cutters program in South Western Ontario in their attempt to shut down the local federation, CHF Canada must offer these programs to all CHF Canada member co-ops across Canada no matter what federation area they are in.

**WITHDRAWN**

**12. CHF Canada's future: Members maintain more vital financial information is needed**

- M/S Gamboa (Terra Nova) / Dickson (Needlewood Glen)

**THAT** debate on Resolution #12 be closed.

**CARRIED**

- M/S Stevenson (Native Inter-Tribal) / Attree (Borelia)

**THAT** CHF Canada instruct the auditor to add two additional lines to the annual audited statements under administration expenses:

1. staff salaries and benefits (including all staff – full-time, part-time, contract staff or staff hired any other way);
2. staff travel expenses (including all staff).

**DEFEATED**

**13. Fair hiring practices needed**

- M Stevenson (Native Inter-Tribal)

**THAT** the members strike an ad-hoc committee to immediately look into the hiring practices by CHF Canada staff. This committee should not include any current or past CHF Canada Board members. Nor should it include any current or past CHF Canada staff including contract or temporary staff.

**WITHDRAWN**

**14. Redundant sector dues**

- M/S Sheen (Glenn Haddrell) / Mellon (Banbury Cross)

**THAT** CHF Canada offer the same benefit to all other federated areas of Canada that was offered to SWOCHF's federated members.

**DEFEATED**

**Late Resolution**

One late resolution was presented to the meeting, given emergency status by delegates and considered at the meeting.

**L1. Exclusion of Quebec co-ops from renovation programs**

- M/S Hubert (FÉCHAQC) / Dragomir (Le Coeur)

**THAT** Late Resolution #L1 be given emergency status.

- M/S Hubert (FÉCHAQC) / Dragomir (Le Coeur)

**THAT** CHF Canada lend its active support to the Quebec Sector, in its efforts to reverse a CMHC decision that makes Section 95 co-ops ineligible for a cost-shared renovation program for older Quebec projects.

**CARRIED** unanimously

**SECTION IV. FINANCIAL RESOLUTIONS**

**1. Report of Auditor and consideration of 2003 Audited Financial Statements**

Joanne Mick, Treasurer, reviewed the auditor's report.

- M/S Thomas (Granville Gardens) / Carrigan (Beechwood)

**THAT** the audited financial statements for the year ending December 31, 2003 be received.

**CARRIED**

**2. Appointment of Auditors**

The Treasurer reported that the Board of Directors are happy with the work of the auditors who continue to meet the appropriate standards of performance.

- M/S Kendrick (Sundance) / Smith (Black Creek)

**THAT** the firm Marcil, Lavallée be appointed external auditors of the Co-operative Housing Federation of Canada to hold office until the close of the next annual meeting.

**CARRIED**

**3. 2004 Budgets**

The Treasurer noted that in approving the budgets, members are also approving the dues schedule.

- M/S Attree (Borelia) / Armstrong (Pine Ridge)

**THAT** the 2004 budgets for National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

**CARRIED**

**4. 2005 Budgets**

- M/S Troubridge (Westboine) / Attree (Borelia)

**THAT** the budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2005 and ending December 31, 2005 be adopted as presented and that the attached schedule of member and associate dues rates for 2005 be adopted.

**CARRIED**

**5. First-Quarter Financial Statements**

- M/S Aquino (Dundee Court) / Robles (Beechwood)

**THAT** the financial statements for the first quarter of 2004 be received.

**CARRIED**

**SECTION V. ELECTIONS**

**1. Nominating Committee Report**

Mr. David Howard, Chairperson of the Nominating Committee, reported that at the close of nominations the following persons had declared their candidacies:

**Board of Directors**

Regional Directors

British Columbia	Glen Armstrong Tony Legare
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Ontario	Heather Blake
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New Brunswick	Kenneth Elliott
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At-Large Directors (3 positions)

Kitchener, Ontario	Craig Hunter
Calgary Alberta	Joanne Mick
Toronto, Ontario	Patrick Newman
Mount Pearl, Newfoundland	David Kelly

**Finance Committee** (2 positions)

Donna Charbonneau  
Wes Hosler

2. **Elections of Directors and Finance Committee Members**

Mr. Nick Sidor, Elections Officer, announced that the following regional directors had been elected at meetings held prior to the annual meeting.

Regional Directors

Nova Scotia	Thom Shields
Aboriginal director	Joe Johnson
Newfoundland and Labrador	David Boyde
Manitoba	Mel Willis

Mr. Sidor then announced that the following people had been elected by acclamation:

**Board of Directors**

Regional Directors

New Brunswick	Ken Elliott
Ontario	Heather Blake

**Finance Committee**

Donna Charbonneau  
Wes Hosler

Mr. Sidor then conducted elections for the positions of regional director from British Columbia and for three at-large directors. He explained that only delegates from British Columbia are eligible to vote for the regional director.

Following a count of the ballots, Mr. Tony Legare was declared elected as regional director for British Columbia. The following were elected to the at-large positions: Joanne Mick (Calgary, Alberta); Craig Hunter (Kitchener, ON) and David Kelly (Mount Pearl, NL) (for a one-year term).

Mr. Dale Reagan, Elections Officer, Ontario Region, announced that at the Ontario members' meeting held on June 11, the following persons had been elected to the Ontario Council:

Staff Organizations Member

David Roy

At-Large Members

Lori-Anne McDonald  
Amanda Yetman  
Charles Ng

- M/S Roy (Terrace) / Attree (Borelia)

**THAT** the ballots be destroyed.

**CARRIED**

**3. Retiring Directors**

The following retiring directors were acknowledged by the members:

John MacDonnell  
Vince Hall  
Wendy Huggan

**SECTION VI. MISCELLANEOUS BUSINESS**

**1. 2005 Annual Meeting**

The rainbow flag was passed to the 2005 Planning Committee, with best wishes for a successful annual meeting to be held in Edmonton, Alberta from June 15-18, 2005.

**2. Announcements**

The following contest winners were announced:

Photographs of Co-op Buildings	Ernescliffe Co-op Toronto, Ontario
Photographs of People	Bread and Roses Co-op, Kitchener, Ontario "Spring clean-up"
T-Shirt	Village Green Co-op, Brampton, Ontario

In 2005, a Risk Management Award of \$1,500 will be given to a CHF Canada member co-op whose focus is on safety and security through risk management. Details of the competition will be sent by mail and posted on CHF Canada's web site. The contest will close on April 1, 2005.

**3. Close of Meeting**

There being no further business to conduct, the Chairperson declared the meeting closed at 5:05 p.m. on Saturday, June 12, 2004.

**CERTIFIED** to be the minutes of the 2004 Annual General Meeting of the Co-operative Housing Federation of Canada.

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President

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Recording Secretary

**MEMBER HOUSING CO-OPERATIVES RECOGNIZED FOR 20 YEAR  
MEMBERSHIP IN CHF CANADA AT THE 2004 AGM**

Abiwin Co-operative, ON  
Albro Court Housing Co-operative, NS  
Argyle Park Housing Co-operative, Saskatchewan  
Ashwood Housing Co-operative, ON  
Aurora Village Housing Co-operative, ON  
Beothuck Housing Co-operative Society, NL  
Catalpa Housing Co-operative, ON  
Charles Hastings Housing Co-operative, ON  
Fred C. Dowling Housing Co-operative, ON  
Garry Point Housing Co-operative, BC  
Guise Street Housing Co-operative, ON  
H.W. Flesher Housing Co-operative, BC  
Harmony Haven Housing Co-operative, ON  
Heath Street Housing Co-operative, ON  
Heritage Housing Co-operative, BC  
Hillside Housing Co-operative, Nunavut  
Integra Co-operative, AB  
Lower Cove Housing Co-operative, NB  
Paloma Housing Co-operative, BC  
Phoenix Housing Co-operative, ON  
Ramer's Wood Co-operative, ON  
Rooftops Housing Co-operative, NS  
Stone Church Co-operative Homes, ON  
Tamarack Co-operative Housing, ON  
Toronto Women's Housing Co-operative, ON  
William Lyon Mackenzie Housing Co-operative, ON