

2006 ANNUAL GENERAL MEETING

**JUNE 10, 2006
London, Ontario**

MINUTES

ATTENDANCE

The total registered attendance of 695 included 259 delegates and 81 alternates. Also present were observers, co-op housing staff, members of CHF Canada's 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; HB Group Insurance Management Ltd.; Morneau Sobeco; Prentice Yates & Clark; Canada Mortgage and Housing Corporation; Phillips, Hager & North Investment Management; Social Housing Services Corporation; Yardi Systems; Canon Canada; and Citizens Bank of Canada.

GUESTS

Sue Barnes (MP for London West); Irene Mathysen (MP for London-Fanshawe); Deborah Matthews (MPP for London North Centre); Susan Eagle (London City Council); Rhina Racine, Janet Sikiric, Debbie Godley, Fatima Barros, Danièle Thiboulot, Deborah Taylor (Canada Mortgage and Housing Corporation); Alix Golgoni, Julien Phipps (Citizen's Bank of Canada); Lynn Caldwell, Susan Caverley, Beth Ferrone, Crystal Ross, Jeff Castle, Enrico Mastrangeli, Letitia Wilson (HB Group); Doug Wright, Suzanne Longpre, Dona Stewardson (The Co-operators); Viet Nguyen, Karen Lee, Lily Ng (The Co-operators Group Corporate Office); Denyse Guy (Ontario Co-op Association); Doug Dewling, Cynthia King (Government of Newfoundland and Labrador).

SPECIAL EVENTS

Peter Trotscha (Sound Advice Consulting), long-time co-op housing developer, received the CMHC Award for his outstanding contributions to co-operative housing. Deborah Taylor, Acting Vice-President for Assisted Housing, Canada Mortgage and Housing Corporation, made the presentation.

René Daoust was named an Honorary Life Associate of CHF Canada. Nicholas Gazzard presented the certificate.

Ken Elliott presented the Jim MacDonald Award for Social Change to Neill Wycik Co-operative (Toronto) for their College's Member Contribution Program.

The Risk Management Award went to Crystal Grange Co-operative, Bridgewater, Nova Scotia, presented by Linda Stephenson, Commercial Services Officer at CHF Canada, Karen Lee of The Co-operators, and Susan Caverley from HB Group Insurance.

CHF Canada President René Daoust thanked Kate Jones, local AGM co-ordinator, and the local planning committee, for their hard work in hosting the 2006 annual meeting.

Attached is a list of the member housing co-ops 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 9:00 a.m. on June 10, 2006, and welcomed participants to the 2006 Annual General Meeting. Mr. Daoust noted that the meeting would be conducted in both official languages.

2. Introductions and Welcoming Remarks

President René Daoust welcomed Aboriginal elder Mr. Dan Smoke and Ms. Mary Lou Smoke. Mr. Smoke welcomed participants to London and opened the meeting with a prayer.

London City Councillor Susan Eagle, welcomed participants to London on behalf of the Mayor and City Council. She noted that the City of London has supported the development of affordable housing and that the City opened 90 units of affordable housing yesterday.

3. Appointment of Chairpersons

- **M/S** Trovato (Otter Creek)/Knight (Riverdale - AB)

THAT Bruce Woodrow be appointed Chairperson and Noreen Dunphy be appointed Vice-Chairperson of the 2006 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 information book for the annual meeting. He confirmed that CHF Canada had sent the notice to all CHF Canada members in advance of the annual meeting and as prescribed in the charter by-laws.

The Chairperson drew participants’ attention to CHF Canada’s policy on harassment and discrimination at annual meetings.

5. Establishment of Quorum

Nick Sidor, Corporate Secretary, advised the meeting that CHF Canada's quorum requirement for its annual meeting is 15 percent of eligible members on the day the Notice of Meeting is sent. He reported that on that date CHF Canada had 976 members and that 259 delegates had registered for the 2006 annual meeting. Quorum was therefore established.

6. Adoption of Agenda

The Chairperson noted that various speakers will address the meeting at specific times. He also explained the order in which resolutions would be considered. The Chairperson advised the meeting that the agenda had been revised to include presentations on the Diversity Committee and on Accessibility and a presentation by Dame Pauline Green and that the Minister Responsible for Canada Mortgage and Housing was unable to attend this year’s meeting.

- **M/S** Troubridge (Westboine Park)/Hyatt (Valley Village)

THAT the agenda be adopted as amended.

CARRIED

7. Minutes of 2005 Annual Meeting

- **M/S** Bailey (Granville Gardens)/Melanson (CHFT)

THAT the minutes of the 2005 annual meeting be approved as circulated.

CARRIED

SECTION II REPORTS AND PRESENTATIONS

1. Report on Action Taken on 2005 Resolutions

Vice President Tony Legare referred delegates to the written report on action taken in response to the resolutions approved or referred to the Board of Directors at the 2005 annual meeting.

Mr. Legare noted that the 2006 federal election was called before the Minister of Housing could take further action toward additional subsidies for Section 95 co-ops. CHF Canada conducted a grassroots campaign during the election on issues of concern to members. Following the election, CHF Canada lobbied, with other supporters of affordable housing, to continue the Liberal government's commitment of 1.4 billion dollars for affordable housing. The new Conservative government had agreed to do so.

Mr. Daoust noted that staff worked with the Co-operative Housing Association of Newfoundland and Labrador to devise a political strategy to address co-ops' concerns about the poor condition of co-op housing units and the need for funding to fix the problem. CHF Canada was also able to negotiate a change to CMHC's policy, to allow developing co-ops to hire their own staff and still qualify for CMHC mortgage insurance.

Mr. Legare reported that the 2005 late resolution on security of tenure for seniors was adopted by the Board and that the 2006 workplan includes working with the provinces on this issue.

2. Board of Directors Report

President René Daoust reviewed CHF Canada's 2005 annual report, which had been distributed to members in advance of the meeting. Mr. Daoust welcomed members who had joined CHF Canada since the last annual meeting.

Mr. Daoust noted that in 2005 the new Agency for Co-operative Housing opened its head office in Ottawa. In 2005, the federal government agreed to provide additional subsidies to Section 95 co-ops, through a revised program funding formula.

Mr. Legare, Vice-President, reported that CHF Canada made headway in the campaign to fix the *Social Housing Reform Act* in Ontario, noting that the Minister of Municipal Affairs and Housing announced a number of changes to program regulations to deal with members' concerns.

Mr. Daoust reported that new construction began on the first new co-op in Ontario in 10 years, the Blue Heron Co-op in Ottawa.

Mr. Legare reported that throughout 2005 CHF Canada continued to champion good management and governance for housing co-ops and that CHF Canada published *Getting Management Right*, a new guide that sets the standards for co-op management.

The Vice President then presented members of the Board of Directors to the meeting.

3. Executive Director's Report

Executive Director Nicholas Gazzard delivered his report. He highlighted the work of CHF Canada, noting the partial success in solving the Section 95 subsidy crisis, the work on co-op management and governance and changes made to the *Social Housing Reform Act*. He also noted that CHF Canada has begun work on a major new initiative, the 2020 Vision Project, a project that will help co-ops determine how they will function after their operating agreements and mortgages end.

4. Leaky Co-op Update

Thom Armstrong, Executive Director of CHF BC, gave an update on the leaky co-op situation in BC. He reported that significant progress has been made but that there are still many co-ops that continue to have difficulty. He thanked CMHC and CHF Canada for their support.

5. Guest Speakers

Dona Stewardson, from The Co-operators Board of Directors, introduced guest speaker Craig Kielburger, international child rights activist and founder of the organization, Free the Children. Mr. Kielburger spoke to members about the work his organization does internationally to try to end slave labour for children. The organization has involved more than one million participants in projects in 45 countries. Projects include building and supporting schools, developing clean water projects and developing women's co-operatives to help create economic empowerment for communities.

Mr. Kielburger also talked about his organization's work in Canada, where housing related poverty affects 1.7 million people.

He congratulated Rooftops Canada for the work they have done overseas to provide safe, affordable housing. He challenged young people to get involved in projects both here and abroad.

Mr. Daoust thanked The Co-operators for sponsoring Mr. Kielburger's presence at the meeting, announcing that CHF Canada will contribute \$500 to the Free the Children Fund. A number of member organizations also pledged donations to the Fund.

Norma Tomiczek, Canadian Co-operative Association board member, introduced Dame Pauline Green. Dame Pauline, President of the International Co-operative Alliance (ICA) Europe, brought greetings from co-operatives in Europe. She spoke of the important work co-operatives are doing in Europe in all sectors of the economy.

6. Diversity Committee

Diversity Committee Chairperson Paul Tubbe, thanked the members of the committee for their hard work and noted that the 2006 Glamazon event had raised \$700. He introduced committee members Eleanor McDonald, Laurie Alphonse, Rhoda Hagey and Pauline O'Reggio.

7. Accessibility Presentation

Nick Sidor, CHF Canada's Director of Corporate Affairs, thanked the London Convention Centre, the Hilton Hotel and the Delta Armouries for their exceptional response to concerns raised by CHF Canada about accessibility issues in the facilities for this year's Annual General Meeting.

8. 2020 Vision Presentation

Dale Reagan, CHF Ontario Region Managing Director, and Thom Armstrong, Executive Director, CHF BC, gave a presentation on CHF Canada's 2020 Vision Project. The goal of the project is to establish a framework to help members decide what the future of co-ops in Canada should look like once they come to the end of their mortgages and operating agreements and to provide the tools to help co-ops achieve that vision.

Mr. Reagan, Mr. Armstrong and Mr. Bruce Withrow (Meeting Facilitators International) conducted a consultation with participants, to seek their views on issues that co-ops will be facing in the future.

SECTION III CONSIDERATION OF 2006 ANNUAL MEETING RESOLUTIONS

Submitted Resolutions

1. Affordable Housing

- M/S Ng (Three Streets)/Albert (Harmony Creek)

The resolution was amended to delete the point “confirm that the \$1.6 billion for new affordable housing included in the 2005 federal Budget will be spent for that purpose.”

THAT CHF Canada members call on the Government of Canada to:

1. reaffirm that the Government of Canada will continue its historic role, and share in the costs of creating affordable housing, including co-operative housing, while respecting the constitutional responsibilities of provincial governments;
2. reach quick agreement with provinces and municipalities to put in place new policies and programs to reduce homelessness and the number of Canadian households in need of safe, affordable housing in mixed-income co-operative communities;
3. include a rent supplement program and new affordable community-based housing developments among those policies and programs;
4. address the need to preserve existing co-operative housing that may require new capital investment;
5. implement the promise made during the 2006 election campaign that \$200 million would be provided in the form of tax incentives to those developing new affordable housing; and
7. ensure that community groups that provide affordable co-operative housing continue to be consulted as policies and programs are developed and implemented.

CARRIED

2. **Fairness for Section 95 Housing Co-operatives**

- M/S Newman (Cardiff)/Rodbourne (Longview)

THAT CHF Canada members call on the Minister Responsible for Canada Mortgage and Housing Corporation to remedy the unfair loss of federal subsidies, by ensuring that the amended program funding formula introduced in 2005 is available retroactively to **all** Section 95 co-ops;

AND THAT CHF Canada members continue to press the federal government for funding for Section 95 co-ops that will restore the affordable units that have been taken away because of the flawed mortgage renewal formula.

CARRIED

3. **2020 Vision Project**

- M/S Gamboa (Terra Nova)/Bailey (Granville Gardens)

THAT CHF Canada members endorse the co-op housing 2020 Vision Project, a major new initiative to help housing co-ops prepare for the future, as a roadmap to a strong and healthy co-operative housing movement;

THAT members encourage their housing co-op to become a 2020 co-op, by using the resources that the 2020 Vision Project will deliver;

AND THAT CHF Canada develop the resources and tools needed to help housing co-ops and federations achieve the full promise of the 2020 Vision Project.

CARRIED

4. Protecting Seniors Housing

- M/S Olsen (West Heritage)/Jensen (SACHA)

THAT CHF Canada develop a model overhousing by-law for use by member housing co-ops that supports security of tenure in their co-ops for seniors and others whose households have grown smaller;

THAT CHF Canada continue its efforts to persuade provincial and municipal housing departments and housing corporations to take a more flexible approach to occupancy standards so that seniors are not forced to move out of their housing co-ops;

AND THAT in its publications and member communications, CHF Canada promote a philosophy of member involvement that offers ways for seniors to be active in their co-ops that are right for them.

CARRIED

5. Educational Materials for Major Capital Spending Projects

- M/S St. Amant (Beaver Creek)/Loucks (Wyndham Hill)

THAT CHF Canada develop educational materials to assist member housing co-operatives in repairs or improvements, including major capital replacement projects.

CARRIED

6. Qualifications for Federation Membership in CHF Canada

The Chairperson noted that, if this resolution is approved, it would necessitate a by-law amendment at next year's Annual General Meeting, which would require a two-thirds majority in order to be adopted.

- M/S Hosler (CHF BC)/Zebrowski (CHASEO)

THAT the members of CHF Canada direct the Board of Directors to prepare an amendment to CHF Canada's By-law No.1 setting out additional qualifications for federations of housing co-operatives to be members of CHF Canada, so that:

- to qualify for CHF Canada membership, a federation of housing co-operatives outside of Quebec must meet the current eligibility rules for the Shared-Revenue Program, that is it must:
 - i. have as members at least 50 per cent of the housing co-ops or co-op housing units in the federation's defined membership territory;
 - ii. have annual membership dues equal to at least 75 per cent of the local dues charged by all federations and CHF Canada offices participating in the Shared-Revenue Program;
- to qualify for CHF Canada membership, federations of housing co-operatives in Quebec must be members of the *Confédération québécoise des coopératives d'habitation* (CQCH) and meet any qualifications for membership that CQCH establishes;
- any federation that does not meet these qualifications for two consecutive years will cease to qualify for membership in CHF Canada; and
- new organizations or organizations that do not meet the above qualifications are eligible to be organizational associates of CHF Canada.

AND THAT the proposed amendment to By-law No. 1 be considered at the 2007 annual meeting.

CARRIED

Late Resolutions

The following late resolutions were presented to the meeting. These were referred to the Board of Directors for consideration.

L1. 2007 Annual General Meeting

THAT CHF Canada, its member co-ops and affiliated organizations adopt an environmental sustainability mandate to:

- conserve natural resources and protect biodiversity and ecosystem integrity;
- reduce waste in all forms including energy, water and material;
- educate members about sustainability principles and promote these principles throughout their organizations;
- implement sustainable development policies and “green building” practices as they apply to our assets and properties.

THAT the theme of the CHF Canada’s 2007 annual meeting, to be held from June 7 – 9 in Winnipeg, Manitoba, be “Co-operative Housing: Environmentally Aware, Environmentally Active”;

THAT CHF Canada member co-operatives and affiliated organizations be encouraged to support:

- environmental initiatives on their properties and in their communities;
- government programs that support environmental initiatives and sustainable development;
- sharing of best practices among member co-ops.

THAT CHF Canada member co-operatives and affiliate organizations be invited to support the 2007 annual meeting theme by contributing ideas, information and projects to share with other member co-operatives during the 2007 annual meeting;

THAT CHF Canada seek a prominent environmentalist or leader in sustainable development as keynote speaker at the 2007 annual meeting;

AND THAT this 2006 Annual General Meeting call upon young people living in co-ops to participate actively in this work by suggesting and implementing environmental ideas, initiatives and sustainability models.

REFERRED to Board of Directors

L2. Safety systems for people who are deaf or hard of hearing

THAT CHF Canada demonstrate its commitment to people who are deaf or hard of hearing by recommending to CHF Canada member co-ops that wherever possible audible

fire alarms in co-operative buildings are replaced with visual alarms as the need to replace existing audio alarms is presented.

REFERRED to Board of Directors

L3. Remaining In Our Homes

THAT CHF Canada supports the principle that aging members of housing co-operatives should be able to remain in their co-operative communities

THAT CHF Canada identify and promote best practices which housing co-ops and other housing providers use to support residents in order to age in place

AND THAT CHF Canada call on governments to develop programs and services that will enable co-op members to remain in their co-operative communities.

REFERRED to Board of Directors

SECTION IV FINANCIAL RESOLUTIONS

1. 2005 Audited Financial Statements

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

- **M/S** Trovato (Otter Creek)/Savehilaghi (Lore Krill)

THAT the audited financial statements for the year ending December 31, 2005, be received.

CARRIED

2. Appointment of Auditors

The Treasurer advised the meeting that CHF Canada's audit services were tendered in 2006.

- **M/S** Bailey (Granville Gardens)/Bradley (Cawthra Mansions)

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

CARRIED

3. 2006 Budgets

The Treasurer noted that members approve an initial budget for the following year at each annual meeting, and that, in approving the budgets, members are also approving the dues schedule.

- M/S Dragomir (Le Coeur)/Cameron (Maisons St. Jacques)

THAT the 2006 budgets for the national operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

CARRIED

4. 2007 Budgets

- M/S Durand (Willow Park East)/Bailey (Granville Gardens)

THAT the preliminary budgets for national operations and the National Endowment Fund for the fiscal year beginning January 1, 2007, and ending December 31, 2007, be adopted as presented and that the attached schedule of member and associate dues rates for 2007 be adopted.

CARRIED

5. First-Quarter Financial Statements

- M/S Millsap (Raiffeisen)/Nixon (Windmill Line)

THAT the financial statements for the first quarter of 2006 be received.

CARRIED

SECTION V ELECTIONS

1. Nominating Committee Report

Mr. Nick Sidor, Elections Officer, introduced and thanked committee members Joanne Crouse, Jim Clow, Isabel Evans, Ivy Tait and Carol MacEachern. Mr. Sidor thanked Dale Reagan, Merrilee Robson and Linda Stephenson for providing staff support to the committee.

Mr. Sidor announced that at the Ontario members meeting held on June 9, the following persons had been elected to the Ontario Council:

At-Large Members

Jacquie Jones
Amanda Yetman

Staff Association Member

Fran Power

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

Mr. Nick Sidor, Elections Officer, introduced candidates for the at-large directors' seats on the Board of Directors.

Candidates for At-large Directors

Glen Armstrong
Yves Delisle
Vince Hall
Wes Hosler
Deryl Thompson

Mr. Sidor further announced that the following people had been elected by acclamation, or at regional elections held before the annual meeting.

Board of Directors

Regional Directors

BC/Yukon	Mike Alsop
Manitoba	Mel Willis
Ontario	Patrick Newman
Quebec	Denis Plante (one-year term)
New Brunswick	Ken Elliott
Nova Scotia	Bridget McConnell (one-year term)
Newfoundland	David Boyde

Aboriginal Community

Kendra Brant

Finance Committee René Daoust

The following were elected to at-large positions:

Yves Delisle (Longueuil, QC)
Wes Hosler (Vancouver, BC)
Deryl Thompson – one-year term (Edmonton, AB)

New Brunswick Resolution

Delegates from New Brunswick were asked to cast ballots on a resolution to elect the New Brunswick regional director to the CHF Canada Board at a meeting to be held in the region. Delegates voted to support the process for conducting the election in the region.

- **M/S** Stevens (Native Inter-Tribal)/Albert (Harmony Creek)

THAT the ballots be destroyed.

CARRIED

3. Retiring Directors

The following retiring directors were acknowledged by the members:

Heather Blake	René Daoust
Vince Hall	David Howard
Rolando Inzunza	Joe Johnson
Tony Legare	Joanne Mick

SECTION VI. MISCELLANEOUS BUSINESS

1. 2007 Annual Meeting

The rainbow flag was passed to the 2007 Planning Committee, with best wishes for a successful annual meeting in Winnipeg, Manitoba, from June 7 to 9, 2007.

2. Announcements

The following contest winners were announced:

Photographs of People	Sundance Housing Co-op, Edmonton, Alberta
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Photographs of Buildings

Whattlekainum Co-op,
Burnaby, British Columbia

T-Shirt

People's Choice Co-op,
St. Catharines, Ontario

3. Close of Meeting

There being no further business to conduct, the Chairperson declared the meeting closed at 5:00 p.m. on Saturday, June 10, 2006.

CERTIFIED to be the minutes of the 2006 Annual General Meeting of the Co-operative Housing Federation of Canada.

President

Recording Secretary

**MEMBER HOUSING CO-OPERATIVES RECOGNIZED FOR 20 YEAR
MEMBERSHIP IN CHF CANADA AT THE 2006 AGM**

Ainslie Wood Housing Co-operative Inc., ON
Alex Girvin Housing Co-operative, ON
Applemead Co-operative Homes Inc., ON
Beaver Hall Artists' Co-operative Inc., ON
Cawthra Mansions Housing Co-operative, ON
Confederation Housing Co-operative, PE
Dieppe Housing Co-operative, NB
Domego Housing Co-operative, BC
Gilzean's Creek Housing Co-operative, ON
Glen Mills Co-operative Homes, ON
Hazelburn Housing Co-operative, ON

Hensley Green Housing Co-operative, PE
Kilbride Housing Society, NL
Kingston Co-operative Homes Inc., ON
Lois Miller Housing Co-operative Inc., ON
Milliken Co-operative Homes Inc., ON
Rossland Ridge Co-operative Homes Inc., ON
Seven Maples Housing Co-operative, ON
Spectrum Housing Co-operative, BC

**MEMBER HOUSING CO-OPERATIVES RECOGNIZED FOR 30 YEAR
MEMBERSHIP IN CHF CANADA AT THE 2006 AGM**

Sarcee Meadows Housing Co-operative Ltd., AB
Village Canadien Co-op Ltée., MB
Bain Apartments Co-operative Inc., ON
Carillon Co-operative Housing Incorporated, ON
Castlegreen Housing Co-operative, ON

**ORGANIZATIONS RECOGNIZED FOR 20 YEAR ASSOCIATION IN CHF CANADA
AT THE 2006 AGM**

Action-Habitation de Québec inc., QC
Atelier Habitation de Montréal, QC
Atlantic Peoples Housing Ltd., NB
CoAction Staff Association, ON
Columbia Housing Advisory Association, BC
Communitas Group Ltd., AB
Concentra Financial Services Association, SK
Co-operative Housing Association of Eastern Ontario, ON
Co-operative Housing Federation of British Columbia, BC
Co-operative Housing Federation of Toronto, ON
Credit Union Central of Canada, ON
Fédération des coopératives d'habitation intermunicipale du Montréal métropolitain, QC
Fédération des coopératives d'habitation montréalaises, QC
Golden Horseshoe Co-operative Housing Federation, ON
Groupe Conseil en Développement de l'Habitation, QC
Homestarts Incorporated, ON
Housing Alternatives Inc., NB
Interchurch Housing Society, NS
Niagara Peninsula Homes Community Resources, ON
Northwest Territories Housing Corp., NT
Peel/Halton Co-operative Housing Federation, ON
Prentice, Yates & Clark, ON
Public Service Alliance of Canada, ON