

Minutes

2010 Annual General Meeting

June 12, 2010
London, Ontario

ATTENDANCE

The total registered attendance of 691 included 252 delegates and 71 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; Morneau Sobeco; Prentice, Yates & Clark; Canada Mortgage and Housing Corporation; Phillips, Hager & North Investment Management; Social Housing Services Corporation; RICOH; MemberGuard/AutoGuard.

GUESTS

Fatima Barros, Sharon Matthews, Rhina Racine (Canada Mortgage and Housing Corporation); Jim Bradley, Rob Cressman, David Phillips, Brian Teefy, Melissa Thomson (Ontario Ministry of Municipal Affairs and Housing); Robert Buys, Gillian Byrne, Paul Byron, Christa Geddes, Dave Sitaram, Shelley Skibinsky, Doug Wright (The Co-operators); Colin Caie (Innoserve); Jean-Marc Carrière, Carol Davis (The Agency for Co-operative Housing); Katie Elements, Cindy Kunkel (Community Legal Clinic); Victoria Fenner (The Conference Publishers); Sandra Graham (The Capital Hill Group); Lucas Lung (Lerners LLP); Valérie Marcil (Marcil Lavallée); Kathy Paganos, Cindy Valois (Morneau Sobeco); J.J. Pauze, Charlie Petralito (Prentice Yates & Clark); Gerard Warnaar (Regional Municipality of Halton); Harold Usher (City of London); Irene Matthyssen (Member of Parliament for London-Fanshawe); Ed Holder (Member of Parliament for London West).

SPECIAL EVENTS

Director Patrick Newman presented the Jim MacDonald Award for Social Change to the Co-operative Housing Federation of Toronto for their Diversity Scholarship Program. CHFT Executive Director Tom Clement accepted the award along with several scholarship recipients.

CHF Canada Vice-President Julie Campbell, thanked Peter Geraci, from the local planning committee, for their hard work in hosting the 2010 annual meeting.

Rooftops Canada received the CMHC Award for Outstanding Contribution to Co-operative Housing. Barry Pinsky, Executive Director, received the award on behalf of Rooftops Canada. Fatima Barros, Director Portfolio and Agreements Administration, CMHC, made the presentation.

Bruce Lewis was named an Honorary Life Associate of CHF Canada. Jeanene Harnett presented the Award for Best Practices in Co-op Governance and Management to North End United Housing Co-op in Halifax.

Michelle Maldonado (Swansea Village Housing Co-op) introduced the launch of the new 2020 Vision website and promotional video.

CHF BC President Catherine Porter and executive director Thom Armstrong gave a progress report on the successful efforts to repair leaky co-ops in BC.

Attached is a list of member housing co-ops and organizations recognized for their 20 and 30 year membership in CHF Canada.

SECTION I. INTRODUCTORY BUSINESS

1. Call to Order

CHF Canada President Ken Elliott called the meeting to order at 9:30 a.m. on June 12, 2010, and welcomed participants to the 2010 Annual General Meeting. Mr. Elliott noted that the meeting would be conducted in both official languages.

2. Introductions and Welcoming Remarks

President Ken Elliott and Vice-President Julie Campbell welcomed members and guests to the 2010 AGM.

London city councillor Susan Eagle welcomed members and spoke about the importance of the co-operative communities in London.

3. Appointment of Chairpersons

M/S Stevens (Native Inter-Tribal)/Hele (Newmarket)

THAT Bruce Woodrow and Noreen Dunphy be appointed Co-Chairpersons of the 2010 Annual General Meeting.

CARRIED

4. Proof of Calling of Meeting

The Chairperson confirmed that CHF Canada had sent the Official Notice to all 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

The Chairperson 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. The Chairperson reported that on that date CHF Canada had 969 members and that 252 delegates had registered for the 2010 annual meeting. Quorum was therefore established.

6. Adoption of Agenda

The Chairperson noted that various speakers would address the meeting at specific times. He also explained the order in which resolutions would be considered.

M/S Young (OWN)/McNeill (Halam Park)

THAT the agenda be adopted as presented.

CARRIED

7. Minutes of 2009 Annual Meeting

M/S Hele (Newmarket)/Martel (Willow Park East)

THAT the minutes of the 2009 annual meeting be approved as circulated.

CARRIED

SECTION II. REPORTS AND PRESENTATIONS

1. Report on Action Taken on 2009 Resolutions

The President, Ken Elliott, referred delegates to the written report on action taken in response to the resolutions approved or referred to the Board of Directors at the 2009 annual meeting.

Mr. Elliott reviewed the resolutions passed at last year's annual meeting and gave an update on how the resolutions have been put into practice.

The change to the by-laws limiting directors' terms is now in effect for directors whose terms expire in 2010, and will be applied to all directors as future terms expire.

The Our Movement, Our Values resolution suggested a set of values for co-ops seeking 2020 Vision certification; these values were published in *Newsbriefs*, on the website and distributed to 2020 Vision facilitators.

The resolution calling for federal action on Canada's affordable housing shortage, which identified three public policy goals (an accountability framework, replacement subsidies and Direct Lending) have been reflected in CHF Canada's 2010 operating priorities and in all government relations program work.

The Board of Directors approved a policy setting out the terms of reference for the national committee on seniors and aging in place and appointed members to the committee. The committee has drafted a work plan for 2010.

CHF Canada commissioned studies to consider the location of CHF Canada's annual meetings. The consultant concluded that the existing rotation of annual meetings to various parts of Canada is the right combination.

Studies and research were conducted on using new communications technologies at CHF Canada's annual meeting. The consultants made several recommendations to use electronic media (Internet) during the annual meeting to assist member engagement in CHF Canada governance.

2. **Board of Directors/Executive Director Report**

President Ken Elliott and Executive Director Nicholas Gazzard reviewed CHF Canada's 2009 annual report, which had been distributed to members in advance of the meeting.

Mr. Elliott reported that one of the highlights of 2009 was the federal decision to include \$1 billion in Canada's Economic Action Plan to renovate affordable housing. Provinces also provided \$850 million to provide the first significant federal capital re-investment in affordable housing for almost 20 years.

In 2009, CHF Canada continued to press the federal government to expand CMHC's Direct Lending Program to enable more federal program housing co-ops to renovate and retrofit aging buildings. Discussions have begun with key Members of Parliament on the need for housing charge assistance for low-income members of Section 95 co-ops when their operating agreements expire.

He also reported that in 2009 CHF Canada launched an online Co-op Housing Resource Centre with tools and training for co-op members and also set up the Community Housing Management Network to offer management services to co-ops in serious difficulty.

Mr. Gazzard spoke about the importance of the 2020 Vision theme for this year's AGM, noting that the co-op sector needs to look at how we run our co-ops and how we organize the co-op sector to ensure that we are organized for success. He reported that the federations outside Quebec have agreed to work on a common strategic plan to align the central priorities for housing co-ops across the county.

He noted that, in order to be taken seriously as a policy advocate for affordable housing CHF Canada needs to make the economic case as well as the social policy case and needs to highlight the fact that the solution to meeting housing need in Canada goes beyond increasing the availability of affordable housing.

3. Report from the Diversity Committee

Bob Shirley introduced the other members of the committee – Helen Friel, Ayanna Inniss, Adan Jemmott, Eleanor McDonald and Susan Roberts. In 2009 grants for Regional Diversity activities were awarded to two projects:

- The Co-operative Housing Federation of Toronto for their sponsorship of Toronto-wide Black History Month activities
- Peel/Halton Co-operative Housing Federation for their sponsorship of a scholarship recognizing co-op youth actively promoting diversity through work in their community

Adan Jemmott, board representative to the committee thanked retiring committee member Eleanor McDonald for her contribution to the committee.

SECTION III. CONSIDERATION OF 2010 ANNUAL MEETING RESOLUTIONS

Submitted Resolutions

1. New Action on Addressing Canada's Affordable Housing Shortage

M/S Hodder (Sarcee Meadows)/Wasdell (Britannia Glen)

THAT CHF Canada call on all levels of government to:

- consult with CHF Canada toward designing a plan that will ensure that low-income households can continue to live affordably in housing co-operatives developed under federal programs when these co-ops' operating agreements end;
- work with affordable housing stakeholders including CHF Canada, to develop a transparent accountability framework so that spending on affordable housing is linked to:
 - measurable outcomes in the reduction of core housing need,

- o long-term, predictable funding so that new permanent, affordable homes (including non-profit housing co-operatives) can be built across Canada.

CARRIED

Special Resolutions

1. Election of Alberta/Northwest Territories Director

M/S Dreilich (NACHA)/Kendrick (Sundance)

THAT beginning in 2011 the regional director representing Alberta/Northwest Territories on the CHF Canada Board of Directors be elected by the Alberta and Northwest Territories members of CHF Canada at a meeting held in Alberta, pursuant to Articles 4.11 and 4.12 of By-law No. 1.

CARRIED

2. Election of PEI Director

M/S Meston (Kings Square)/Campbell (Westridge Estates)

THAT beginning in 2011 the regional director representing PEI on the CHF Canada Board of Directors be elected by the PEI members of CHF Canada at a meeting held in PEI, pursuant to Articles 4.11 and 4.12 of By-law No. 1.

CARRIED

Late Resolutions

L1 Federal Action on Stimulus Funding for Capital Repairs

M/S Brien (Fédération des coopératives d'habitation d'Estrie)/Walsh (Oak Street)

THAT Late Resolution L1 be given emergency status.

CARRIED

M/S Brien (Fédération des coopératives d'habitation d'Estrie)/Walsh (Oak Street)

THAT CHF Canada call on the federal government to build on the tremendous success of its stimulus funding of capital repairs in federally administered housing co-ops and non-profits by investing a further \$150 million in the program for the period 2011 to 2013.

CARRIED

SECTION IV. FINANCIAL RESOLUTIONS

1. 2009 Audited Financial Statements

M/S Porter (CHF BC)/Esson (Twin Rainbows)

THAT the audited financial statements for the year ending December 31, 2009 be received.

CARRIED

2. Appointment of Auditors

M/S Altman (Church-Isabella)/Chase (Ramer's Wood)

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. 2010 Budgets

M/S van Dam (Community Housing Land Trust)/Chowne (Davidson Creek)

THAT the 2010 budgets for National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

CARRIED

4. 2011 Budgets

M/S McClain (Paloma)/Leotaud (Main-Gerrard)

THAT the preliminary budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2011 and ending December 31, 2011 be received.

CARRIED

5. Schedule of Dues

M/S Delgatty (Pacific Heights)/Gerrard (Cobblehill)

THAT the schedule of member and associate dues rates for 2011 be adopted.

CARRIED

SECTION V. ELECTIONS

1. Nominating Committee Report

Mr. Nick Sidor, Elections Officer, introduced and thanked committee members Glen Armstrong, Julie Campbell, Jim Clow, James Gilliard, Jeanene Harnett, Ivy Tait, Deryl Thompson, Claude Turcot and Judith Collins. Mr. Sidor thanked Dale Reagan, Linda Stephenson and Karine Ethier for providing staff support to the committee.

Mr. Sidor announced that at the Ontario members meeting held on June 11, 2010 the following persons had been elected to the Ontario Council:

At-Large Members

Brian Burch (Don Area)
Fran Power (Clarion)

Staff Associations Representative

Cary Hubbard (Waterloo Co-operative Residence)

2. Election of Directors and Finance Committee Members

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

Candidates for At-large Directors:

Louis-Phillippe Duperré (FECHIMM, QC)
 Wes Hosler (Lore Krill Co-op, Vancouver, BC)
 Adan Jemmott (Bleecker Street Co-op, Toronto, ON)
 Amanda Yetman (Frank G. McLoughlin Co-op, Mississauga, ON)

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

Manitoba	Linda Ferguson
BC/Yukon	Anne Davidson
Ontario	Patrick Newman
Newfoundland and Labrador	Rosalind Langer
New Brunswick	Sharon Robinson
Aboriginal	Dorothy Eisen

Finance and Audit Committee

Catherine Porter

The following were elected to at-large positions:

Wes Hosler (Lore Krill Co-op, Vancouver, BC)
 Adan Jemmott (Bleecker Street Co-op, Toronto, ON)

M/S Simpson (Highfield)/Evans (COHO)

THAT the ballots be destroyed.

CARRIED

3. Retiring Directors

The following retiring directors were acknowledged by the members:

David Boyde
Yaana Dancer
Ken Elliott

SECTION VI. MISCELLANEOUS BUSINESS

1. 2011 Annual Meeting

The rainbow flag was passed to Cauline Pike, co-ordinator of the 2011 Planning Committee, with best wishes for a successful annual meeting in St. John's, Newfoundland from May 26 - 28, 2011.

2. Announcements

Rooftops Canada awarded its International Service Award to Keegano Housing Co-op for their continued support.

The following contest winners were announced:

- Photographs of People Perth Avenue (Toronto, ON)
- Photographs of Buildings Paloma (Vancouver, BC)
- T-Shirt Don Quixote (Burlington, ON)

The Chairperson thanked the sponsors of the Treasure Hunt, and announced the winners.

3. Close of Meeting

There being no further business to conduct, the chairperson declared the meeting closed at 4:15 p.m. on June 12, 2010.

CERTIFIED to be the minutes of the 2010 Annual General Meeting of the Co-operative Housing Federation of Canada.

Chairperson

Recording Secretary

Member Housing Co-operatives Recognized for 20-year Membership in CHF Canada at the 2010 AGM

Applegrove Co-operative Homes
Appleridge Co-operative Homes Inc.
Atlantis Housing Co-operative
Barsa Kelly/Cari-Can Co-operative Homes Inc.
Bleecker Street Co-operative Homes Inc.
Bridge Housing Co-operative
Carruthers Road Housing Co-operative
Central Dartmouth Housing Co-operative
Charleston Terrace Housing Co-operative
Coopérative d'habitation St. Georges Housing Co-operative
Corktown Co-operative Homes Inc.
Crystal Beach Co-operative Homes Inc.
Davidson Creek Housing Co-op
Erin Court Co-operative Homes
Fieldstone Co-operative Homes Inc.
Genesis (London) Housing Co-operative Inc.
George Barlow Housing Co-operative
Glenn Haddrell Housing Co-op
Guelph Campus Co-operative
H.O.P.E. Co-operative Housing (ON-Newmarket) Inc.
Harbour Channel Housing Co-operative
Hazeldean Housing Co-operative Inc.
Helen's Court Co-operative Housing Association
Kings Square Housing Co-operative
Landview Housing Co-operative
Maurepas Village Housing Co-operative
Needham Housing Co-operative
New Hibret Co-operative Homes Inc.
North Harbour Housing Co-operative
Pownal Square Housing Co-operative
Royal Oaks Housing Co-operative
S.O.D. Housing Co-operative
Sequoia Co-operative Homes Inc.
Shamrock Co-operative Homes Inc.
Sills Landing Housing Co-operative
St. Croix Valley Housing Co-operative Ltd.
Sutherland Place Co-operative Homes
Tanglewood Orchard Co-operative Homes
The Birches Housing Co-operative Limited

Westridge Estates Co-operative
Willow Park Housing Co-operative (ON)

Member Housing Co-operatives Recognized for 30-year Membership in CHF Canada at the 2010 AGM

Alder Bay Housing Co-op
Beech Hall Housing Co-op
By-de-Molen Co-operative Homes
Common Ground Housing Co-op (BC)
Le Coeur Housing Co-op
Matheson Heights Housing Co-op
New Brighton Housing Co-operative
Penta Co-operative Housing Association
Rose Garden Co-operative Housing Society
Spruce Court Housing Co-operative
The Meadows Co-operative Homes Inc.
Trafalgar Housing Co-operative (BC)
Twin Rainbows Housing Co-operative
Village Green Co-operative Homes Inc.
Willow Park East Housing Co-op Ltd.
Woodsworth Housing Co-operative Incorporated

Organization Awards

Credit Union Central (Ontario)
D.S.I. Tandem Resources
Labour Sponsored Community Development Group (Windsor and Essex) Inc.
Mark Benjamin Goldblatt & Associates I
The Co-operators Group Corporate Office