

Minutes

2009 Annual General Meeting

May 30, 2009

Victoria, British Columbia

ATTENDANCE

The total registered attendance of 684 included 265 delegates and 79 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; Alterna Savings.

GUESTS

Denise Savoie, MP; Kathy Paganos, Vic Campagna, Cindy Valois (Morneau Sobeco); Dean Fortin, John Luton (City of Victoria); Kathleen Blinkhorn (Ministry of Municipal Affairs and Housing); Robert McKnight (City of Hamilton Social Housing Administration); Roger Maloney, Lindsey Reed (Social Housing Services Corporation); Doug Wright, Shelley Skibinsky, Gillian Byrne, Marc Duplantie, Christa Geddes, Paul Byron, Stephanie Van Valkenburg (The Co-operators); Kathy Stinson (BC Non-profit Housing Association); Shayne Ramsay (BC Housing Corporation); Karyn French (Pacifica Housing Advisory Association); Sharad Kerur (Ontario Non-Profit Housing Association); Ian MacPherson (BC Institute for Co-operative Studies); Alexandra Wilson, Ray Hession, Olga Tasci (The Agency for Co-operative Housing); Rhina Racine (Canada Mortgage and Housing Corporation); Keith Ward (Regional Municipality of Peel), Sylvia Patterson (Regional Municipality of York), Mark Goldblatt (Consultant).

SPECIAL EVENTS

The President, Ken Elliott, introduced and welcomed the Honourable Ed Komarnicki, Member of Parliament for Souris-Moose Mountain, and Parliamentary Secretary to the Minister of Human Resources and Skills Development and responsible for CMHC, the Honourable Diane Finley. Mr. Komarnicki announced the federal government's Renovation and Retrofit funding program and encouraged co-ops to apply for these funds.

The Federal Co-operative Housing Stabilization Fund received the CMHC Award for outstanding contribution to co-operative housing. Réjean Laflamme, Executive Director, received the award on behalf of the Stabilization Fund. The Honourable Ed Komarnicki made the presentation. Mark Goldblatt was named an Honorary Life Associate of CHF Canada. Linda Ferguson presented the Award for Best Practices in Co-op Governance and Management to Upwood Park/Salvador del Mundo Co-op. Maureen Frederick-Small and Shaunet Burke accepted the award.

Ivy Tait presented the Jim MacDonald Award for Social Change to the Co-operative Housing Federation of British Columbia for leadership in reducing the impact of the co-operative housing sector on the environment and promoting sustainability by making CHF BC's operations a model for its members and others. CHF BC Director Marty Norgren and Communications Director Scott Jackson accepted the award.

CHF Canada Vice-President, Julie Campbell, thanked Stephen Gallard, from the local planning committee, for their hard work in hosting the 2009 annual meeting.

Yaana Dancer, BC and Yukon Regional Director for CHF Canada, introduced Ray Hession, President of The Agency for Co-operative Housing. Mr. Hession reported to the membership on the operations of The Agency.

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 9:00 a.m. on May 30, 2009, and welcomed participants to the 2009 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 2009 AGM.

Dean Fortin, Mayor of Victoria, welcomed participants to Victoria on behalf of the City Council.

The President, Ken Elliott, thanked the Mayor, and informed the meeting that the Mayor of Victoria had proclaimed May 30th, 2009 as "Co-operative Housing Day" in the City of Victoria.

3. Appointment of Chairpersons

M/S Hele (Newmarket)/Armstrong (Pine Ridge)

THAT Bruce Woodrow and Noreen Dunphy be appointed Co-Chairpersons of the 2009 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 963 members and that 271 delegates had registered for the 2009 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 Wiseman (CoAction)/Fath (Cheggogin)

THAT the agenda be adopted as presented.

CARRIED

7. **Minutes of 2008 Annual Meeting**

M/S Troubridge (Westboine Park)/Wiseman (CoAction)

THAT the minutes of the 2008 annual meeting be approved as circulated.

CARRIED

SECTION II. REPORTS AND PRESENTATIONS

1. **Report on Action Taken on 2008 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 2008 annual meeting.

Mr. Elliott updated members on the 20/20 Vision Project. In 2008, instructors were trained and a certification process was launched. At the time of the meeting, 34 co-ops had applied to become "20/20 Co-ops". Mr. Elliott clarified that for 20/20 certification, co-ops must complete the process within four years, with at least one certification standard being met in each year.

Our Leadership Renewal Project is underway. Our communications tools and corporate look have been revamped and expanded to include wider use of electronic communications and social networking tools. A sustainability toolkit has also been launched on the website.

CHF Canada has been busy in the courts. Two high profile cases are Labourview (a decision favourable to the co-op was rendered) and in defense of Thornhill Green's service manager's attempt to have the co-operative sold. Members across Canada have contributed more than \$60,000 to the legal defense fund.

CHF Canada, working closely with Canadian Housing Renewal Association, the Federation of Canadian Municipalities and the Canadian Co-operative Association, led a call for a renewal of housing projects due to expire in 2009. Housing co-op members were active in the federal election.

2. Board of Directors/Executive Director Report

President Ken Elliott and Executive Director Nicholas Gazzard reviewed CHF Canada's 2008 annual report, which had been distributed to members in advance of the meeting.

Mr. Elliott reported that CHF Canada continues to work for good governance in member co-ops. A Member Satisfaction Survey for members to use in their housing co-ops is available. CHF Canada also worked on improving governance with a new strategic plan for 2009 – 2012, a better strategic reporting framework to Board and Council and a structured governance training program for directors and council members.

CHF Canada initiated and promoted the renovation and retrofit funding as part of the government's stimulus spending package. Nicholas Gazzard, Executive Director of CHF Canada, was acknowledged for his work, and was named one of the top 100 lobbyists in the Ottawa Hill Times.

Mr. Gazzard thanked the Government Relations team, Nick Sidor, David Granovsky and Merrilee Robson for their work, and noted the effectiveness of their efforts.

Mr. Gazzard linked the current economic crisis to a failure of housing policy in the United States, and suggested we learn from this that homeownership for everyone will not cure all the ills of affordability. In Canada, home ownership has been promoted at the expense of other forms of housing, and Mr. Gazzard suggested this is a lesson for policy makers. Mr. Gazzard reminded the members that 13% of all Canadians live in core housing need – that is 1.5 million Canadian families unable to find affordable housing. Canada needs an increased supply of affordable housing.

In the federal government's affordable housing policies, CHF Canada will ask for three things – an accountability framework, renewed subsidy streams, and an expanded direct lending program from CMHC.

Mr. Gazzard also thanked and congratulated CMHC for the Renovation and Retrofit funding program and the ease of the application process.

Mr. Gazzard answered questions regarding the inception, creation, funding and mission of the Community Housing Management Network.

3. Report from the Diversity Committee

Bob Shirley introduced the other members of the committee – Ayanna Inniss, Adan Jemmott, Eleanor McDonald, Staci Montgomery and Susan Roberts. Mr. Shirley noted that Eleanor McDonald was not able to attend this AGM, but had contributed through working on the report.

The Diversity Committee received seven applications for regional activities grants. In 2008, Peel/Halton Co-operative Housing Federation, in collaboration with the Co-operative Housing Federation of Toronto Charitable Fund, granted its first Scholarship Award. Scholarships awarded by CHFT support students during their first four years of post-secondary schooling.

In 2008, CHFT awarded 25 scholarships to co-op members. A total of 96 students have been involved in this program since it began. Deadline for applications for these grants is March 31 of each year.

The Diversity Committee invited a youth organization, the YES Camp, to participate in the committee's activities.

The AGM diversity forum was a great success. Participants reported on successful activities. There are many very positive projects across the country that the committee was pleased to learn about. These successful projects deserve recognition, and need to be shared with all co-ops across the sector, like a project that paired seniors with children and helped them write stories, and another to encourage youth engagement at the AGM.

The Diversity Committee recommends that CHF Canada's Board of Directors develop an ongoing outreach strategy that will effectively communicate and promote the Diversity Committee's mandate and celebrate successful diversity initiatives to every co-op member in an environmentally sustainable way.

SECTION III. CONSIDERATION OF 2008 ANNUAL MEETING RESOLUTIONS

Submitted Resolutions

1. Term Limits for CHF Canada directors

M/S Bell (Whitfield)/Armstrong (Pine Ridge)

THAT Resolution #1 be referred to the Board of Directors of CHF Canada.

DEFEATED

M/S Dion (Glenburn)/Wiseman (CoAction)

THAT CHF Canada's By-law No. 1. be amended as follows:

In Section 4.08 delete the sentence: "Directors may stand for re-election any number of times" and replace it with the following sentence: "No director may be elected for more than three consecutive terms".

CARRIED

2. Our Movement, Our Values

M/S Morton (Cawthra Mansions)/Connor (Shaw's Creek)

THAT CHF Canada members adopt the statement of values of Canada's co-operative housing movement attached to this resolution.

M/S Dion (Glenburn)/Williams (Kalmar)

THAT the motion be referred to the Board of Directors of CHF Canada.

DEFEATED

M/S Stryker (Beechwood)/Stevenson (Native Inter-Tribal)

THAT the debate be closed and the advisability to refer be voted on.

CARRIED

M/S Forrestal (Church-Isabella)/ Brubaker (Coho)

THAT Resolution #2 remove the word 'adopt' and replace it with 'support'.

CARRIED

M/S Patrykos (Corktown)/Fath (Chegoggin)

THAT the debate on Resolution #2 be closed.

CARRIED

THAT CHF Canada members support the statement of the values of Canada's co-operative housing movement attached to this resolution.

CARRIED

3. Federal action on Canada's Affordable Housing Shortage

M/S Morton (Cawthra Mansions)/Blower (Beaver Creek)

THAT CHF Canada call on the Federal government to:

- develop a strategy that ensures the continuity of rent-geared-to-income (RGI) occupancy charges for the low-income households of federally funded housing providers, after current funding agreements expire;
- extend CMHC's Direct Lending Program to non-profit community housing providers so that providers can blend existing mortgage debt with new long-term

borrowing, allowing them to reinvest in their housing and preserve Canada's affordable housing legacy for the next generation;

- with the provinces, territories and affordable housing stakeholders, develop a strategy to reduce and eventually eliminate chronic homelessness and core housing need in Canada.

CARRIED

4. National committee on seniors and aging in place

M/S Mounstevan (Charles Hastings)/Davis (CHFT)

THAT The Board of Directors of CHF Canada set up a national committee on seniors' issues and aging in place to take action on the pressing needs of the aging population in housing co-ops across the country.

CARRIED

5. Location of CHF Canada's annual meetings

M/S Fath (Cheggogin)/Burch (Don Area)

THAT the Board of Directors investigate whether to hold two out of three Annual General Meetings in Ontario, including whether travel subsidies could be used to help co-ops from outside this area;

AND THAT the Board report its findings during CHF Canada's 2010 annual meeting in London.

CARRIED

6. New Communications technologies and CHF Canada's annual meeting

M/S Blower (Beaver Creek)/Burch (Don Area)

THAT CHF Canada explore ways in which new communications technologies, such as videoconferencing and the Internet, can be used to help member co-operatives participate in CHF Canada's annual meeting;

AND THAT the Board report its findings at the 2010 meeting in London, Ontario.

CARRIED

Special Resolutions

1. **Election of British Columbia/Yukon Director**

M/S Norgren (CHF BC)/de Lange (David Wetherow)

THAT beginning in 2010 the regional director representing British Columbia/Yukon on the CHF Canada Board of Directors be elected by the British Columbia and Yukon members of CHF Canada at a meeting held in British Columbia, pursuant to Articles 4.11 and 4.12 of By-law No. 1.

CARRIED

2. **Election of Saskatchewan Director**

M/S Sutherland (Argyle Park)/Mullin (Rainbow)

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

CARRIED

SECTION IV. FINANCIAL RESOLUTIONS

1. **2008 Audited Financial Statements**

M/S Marcuse (Paloma)/Wiseman (CoAction)

THAT the audited financial statements for the year ending December 31, 2008 be received.

CARRIED

2. **Appointment of Auditors**

M/S Desjardins (Andes Heritage)/Wiseman (CoAction)

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. **2009 Budgets**

M/S O'Hearn (Peel/Halton)/Stager (Brighton Yards)

THAT the 2009 budgets for National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

CARRIED

4. **2010 Budgets**

M/S Fudge (Cliffside Court)/Larocque (Ford Road)

THAT the preliminary budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2010 and ending December 31, 2010 be received.

CARRIED

5. **Schedule of Dues**

M/S O'Hearn (Peel/Halton)/Hogan (Thurlestone)

THAT the schedule of member and associate dues rates for 2010 be adopted.

CARRIED

SECTION V. ELECTIONS

1. **Nominating Committee Report**

Mr. Nick Sidor, Elections Officer, introduced and thanked committee members Yaana Dancer, Linda Ferguson, Adan Jemmott and Brian Burch. 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 May 29, 2009 the following persons had been elected to the Ontario Council:

At-Large Members

Deana Sherif
Nicole Waldron

Federations Representative

Judith Collins

2. **Election 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 (Pine Ridge Co-op, BC)
 Julie Campbell (Homestarts, ON)
 Joanne Crouse (Sikome Rise Co-op, AB)
 Louis-Phillippe Duperré (FECHIMM, QC)
 Ivy Tait (Lavender Lane Co-op, ON)
 Stephen Troubridge (Westboine Park Co-op, MB)

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

Alberta/Northwest Territories	Deryl Thompson
Saskatchewan	James Gilliard
Nova Scotia	Jeanene Harnett
Quebec/Nunavut	Claude Turcot
Prince Edward Island	Jim Clow

Finance and Audit Committee

William Goodman
 Catherine Porter

The following were elected to at-large positions:

Glen Armstrong (Pine Ridge Co-op, BC)
 Julie Campbell (Homestarts, ON)
 Ivy Tait (Lavender Lane Co-op, ON)

M/S Fath (Cheggogin)/Stevenson (Native Inter-Tribal)

THAT the ballots be destroyed.

CARRIED

3. Retiring Directors

The following retiring directors were acknowledged by the members:

Joanne Crouse
 Isabel Evans
 Bridget McConnell

Recording Secretary

Member Housing Co-operatives Recognized for 20-year Membership in CHF Canada at the 2009 AGM

Adam Oliver
Blueberry Vale
Bogart Creek
Bonaventure Valley
Bread and Roses
Canora
Capilano
Clearview
Vallée Ouest
Country Hills
Dunbrack
Eburne Landing
Emanuel
First Nations
Future
Gateway (PE)
Glebe
Grace Hartman
Grandview (ON)
Green Stem
Heatherway
Highfield Park
Kilcooley
La Paz
Liberty
Maple Glen
Marshwinds
Maurice Coulter
Mel Swart
Miramichi Vista
Mountmuir
New Generation
Niagara Neighbourhood
Noons Creek
Northtown
Oasis
Prism
Richmond Hill
Rouge Valley
Shediac
Shiretown
Swansea Village
The Apartment
Westglen
Whiteley Drive

Member Housing Co-operatives Recognized for 30-year Membership in CHF Canada at the 2009 AGM

Assiniboia Community

Community Alternatives
David B. Archer
Dentonia Park
ForWard 9
Grandview (BC)
Kalmar
Midwich
Pioneer
Primrose
Riverdale
Terra Cotta

Organizations Recognized for 20-year Association in CHF Canada at the 2009 AGM

Association des Groupes de Ressources Techniques du Québec

Organizations Recognized for 30-year Association in CHF Canada at the 2009 AGM

Groupe Conseil en Développement de l'Habitation