

Minutes

2011 Annual General Meeting

May 28, 2011

St. John's, Newfoundland and Labrador

ATTENDANCE

The total registered attendance of 612 included 249 delegates and 83 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 Shepell; Prentice, Yates & Clark; Canada Mortgage and Housing Corporation; Phillips, Hager & North Investment Management; Social Housing Services Corporation; Alterna Savings; RICOH; MemberGuard/AutoGuard.

GUESTS

Christina Haddad, Erin Burnett, Rhina Racine (Canada Mortgage and Housing Corporation); Bruce Pearce, Jody Cuifo (Canadian Housing Renewal Association); Connie Doucette, Gillian Byrne, Boris Schaeffer, Christa Geddes, Shelley Skibinsky, Doug Wright (The Co-operators); Ken Kavanagh (Newfoundland and Labrador Federation of Co-ops); John Harvie (Co-op Atlantic); Jill Kelly, Carol Davis (The Agency for Co-operative Housing); Vic Campagna, Cindy Valois (Morneau Shepell); J.J. Pauze, Charlie Petralito, David Robertson (Prentice Yates & Clark); Ben Gerard (Government of Manitoba); Sheryl Kingston (Government of Nova Scotia); Len Simms (Newfoundland and Labrador Housing Corporation); Lorraine Michaels (Leader of the New Democratic Party of Newfoundland and Labrador) Dennis O'Keefe (Mayor of City of St. John's).

SPECIAL EVENTS

Director Jeanene Harnett presented the Jim MacDonald Award for Social Change to the Science '44 Co-op in Kingston, ON for environmental sustainability. Musonda Yamswa and Mobolaji Joseph presented a video on Science '44 Co-op and accepted the award on behalf of Science '44 Co-op.

CHF Canada Vice-President Julie Campbell, thanked Debbie Hogan, and the rest of the local planning committee, for their hard work in hosting the 2011 annual meeting.

Rosalind Langer, Director for Newfoundland and Labrador thanked this year's recipient and introduced Christina Haddad. Gerald Kennedy, retired senior Executive Director of Newfoundland and Labrador Housing received the CMHC Award for Outstanding Contribution to Co-operative Housing. Christina Haddad, General Manager of CMHC's Atlantic Business Centre, made the presentation.

Ken Elliott was named an Honorary Life Associate of CHF Canada. Allen Englehart presented the Award for Best Practices in Co-op Governance and Management to Highfield Park Housing Co-op in Dartmouth, NS.

Diversity Committee members, Isabel Evans and Bob Shirley, presented the Regional Diversity Grants to the Peel/Halton Co-operative Housing Federation, in collaboration with the CHFT Charitable Fund, for their Scholarship program, and The Co-operative Housing Federation of Toronto (CHFT) for their sponsorship of black history month events in housing co-ops.

Choices for Youth, a service organization for homeless youth in St. John's, presented to the members about their programs and services.

Jill Kelly, Board member of the Canadian co-operative Association, introduced 2012: the International Year of Co-operatives, and introduced the slogan "Co-operative Enterprises Build a Better World", and encouraged the members to be proud and loud about how co-operatives build a better world. Staff previewed some publicity materials and asked members for feedback.

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 Wes Hosler called the meeting to order at 9:30 a.m. on May 28, 2011, and welcomed participants to the 2011 Annual General Meeting. Mr. Hosler noted that the meeting would be conducted in both official languages.

2. Introductions and Welcoming Remarks

President Wes Hosler and Vice-President Julie Campbell welcomed members and guests to the 2011 AGM.

St. John's Mayor, Dennis O'Keefe welcomed members and spoke about the importance of the co-operative communities in St. John's.

3. Appointment of Chairpersons

M/S Young (OWN)/Pelley (Shaw's Creek)

THAT Bruce Woodrow and Noreen Dunphy be appointed Co-Chairpersons of the 2011 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 962 members and that 263 delegates had

registered for the 2011 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 Hele (Newmarket)/Evans (COHO Management Services Society)

THAT the agenda be adopted as presented.

CARRIED

7. Minutes of 2010 Annual Meeting

M/S Mohamed (Tannery Gate)/Toussaint (Otter Creek)

THAT the minutes of the 2010 annual meeting be approved as circulated.

CARRIED

SECTION II. REPORTS AND PRESENTATIONS

1. Report from Board of Directors and the Executive Director

The President of CHF Canada, Wes Hosler, and the Executive Director, Nicholas Gazzard, reported on the actions taken on the 2010 resolutions, and reported on the work being undertaken in 2011. It was noted this is a new format, to illustrate and model a close working relationship between Governance and Management at CHF Canada.

The president and the executive director reported on our government relations work in light of Resolution 1 from the 2010 AGM in London “New Action on Addressing Canada’s Affordable Housing”. During the Federal election, we hosted all candidates meetings, created an election blog, and promoted housing during media interviews. Unfortunately, housing did not make it onto any national party’s election platform. CHF Canada pushed for two specific items during the federal election campaign, and they are the extensions of subsidy programs for low income households when co-ops end their operating agreements, and for a transparent

accountability framework for any monies for housing that is transferred from the federal government to the provinces. We've re-focused our efforts, and presented the case for co-op housing in the larger context of livable cities, and have found an ally in the Federation of Canadian Municipalities.

A late resolution from the 2010 meeting directed CHF Canada to 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. The grants for federally funded social housing for renovations and retrofits, part of the Federal Government's Economic Action Plan, was accessed up by many housing co-op's, with 465 co-ops across Canada receiving \$52 million for capital repairs and renovations. All co-ops that applied for these grants received a building condition assessment, so these co-ops now know what capital repairs are needed going forward.

Although the renovation and retrofit grants are no longer offered, we continue to search for access to new lending for housing co-ops. Credit Unions have been the banking partners of choice for housing co-ops, and now we will approach them as lending institutions.

2011 has been designated as the "Year of Getting Governance Right". We've been working on getting governance right, by seeking and recruiting eligible candidates for election to the Board, board training and planning sessions each year. A governance deficit has been identified in the sector from the results of the 'Good Governance Test' available on our website. 250 responses to the Good Governance test show there is room for improvement. CHF Canada is delivering tools to enable members to get governance right, including 2020 Vision and the Good Governance Test. Workshops will be offered throughout the year, and at this meeting we will introduce online learning. Board Basics is available on line to member co-ops, so every member and co-op will have access to governance training.

At the 2009 annual meeting, members asked CHF Canada to make use of new technologies in the delivery of the Annual meeting, and to engage our members. This year we webcast the business meeting, and held regional elections for Directors in Saskatchewan, Nova Scotia and PEI by electronic

voting. We held an electronic Town Hall to revisit our Mission statement and Values. Today, members will be asked to consider these new statements.

The President's and Executive Director's report was concluded with the showing of the 'The Future Starts Now' video.

2. Report from the Aging in Place Committee

Co-Chairs Christine Mountsteven and Diane Brubaker introduced the other members of the committee - Frank Springer (Trac Housing Co-op, NB), Melody Alderwick (Bread & Roses Co-op, Kitchener, ON) and Billie Shepard (Whippletree West Housing Co-op, AB). The co-chairs thanked the following individuals for their help, support and advice Corrie Galloway, Brynn Teal, Eleanor McDonald, Judith Forrestal and Bill Ferguson. The committee was formed following a resolution at the 2009 Annual General Meeting, and started work in 2010. 'Aging in our Co-op Communities; a survey of housing co-ops in Canada, April 2011', a report on the survey results and work to date, is available on line.

3. Report on Youth and Governance

Miriam Trotscha, Program Manager for Member Relations, and Sara Hanson, CHF Canada intern presented to the members about engaging youth in the governance of co-ops, and succession planning. Youth was defined as any adult member under the age of 30. A video on the importance of mentoring and encouraging youth was presented to the membership, called 'Be the One'. Several emerging leaders also spoke to the meeting; Craig Furey, Co-ordinator of Advocate Youth Services Co-operative in Baie Verte, NL, Cyesha Ford, Dominic Grant and Michelle Maldonado former and current members of the CHFT board of directors.

SECTION III. CONSIDERATION OF 2011 ANNUAL MEETING RESOLUTIONS

Submitted Resolutions

1. New Mission and Values for CHF Canada

M/S Porter (CHF BC)/van Dam (Community Housing Land Trust)

THAT CHF Canada members adopt “to inspire, represent and serve our members in a united co-operative housing movement” as CHF Canada’s new Mission;

AND THAT members adopt the following as CHF Canada’s values:
At CHF Canada, we conduct our business according to the International Co-operative Principles. We offer leadership and vision, and strive for excellence in member service. We value co-operation, transparency and integrity in all that we do.

Amendment to Resolution 1

M/S Hele (Newmarket)/Evans (COHO Management Services Society)

THAT the value statement “We offer leadership and vision, and strive for excellence in member service’ be amended to read ‘We offer leadership, vision and excellence in member service”.

CARRIED AS AMENDED

2. Youth Engagement Strategy (YES!)

M/S Simpson (L. Simpson Management)/ Osandu (Heath Street)

THAT CHF Canada help housing co-ops support succession planning and the personal development of youth involved in the co-operative housing sector by developing, in consultation with regional federations and young co-op leaders, a comprehensive Youth Engagement Strategy (YES) to identify ways of engaging youth in an effective and dynamic way.

CARRIED

3. Think Young

M/S Khan (Local 75)/Chase (CHFT)

THAT CHF Canada member housing co-ops encourage young people to run for their co-op boards, boards of local co-op housing federations and other elected positions in Canada’s co-op housing movement;

THAT member housing coops and federations provide information to CHF Canada about the number of young directors on their boards;

AND THAT CHF Canada report to members at the 2012 annual meeting about the number of young elected to the boards of co-ops and local federations.

Amendment to Resolution 3

M/S Piatkowski (CSACO)/ Richtermeier (Changemakers)

THAT number 2 be amended to read “**THAT** CHF Canada ask its member housing co-ops and federations to provide information to CHF Canada about the number of young directors on their boards of directors”.

CARRIED AS AMENDED

4. Celebrating 2012: International Year of Co-operatives

M/S Elliott (Eastwood)/Dempsey (St. Croix)

THAT CHF Canada use the enthusiasm among member co-ops generated by the United Nations declaration of 2012 as the International Year of Co-operatives to:

- Support and benefit from public interest by developing a national publicity campaign celebrating the uniqueness of housing co-operatives, the positive role they play, and the differences between co-ops and other forms of affordable housing;
- Foster collaboration with other forms of co-operatives, through organizations such as the Canadian Co-operative Association (CCA) and its regional affiliates, to publicize the positive impact of all types of co-operatives on the economic and social structure of Canada;
- Provide a clearinghouse of promotional ideas, activities and content that housing co-ops and federations can use to support and publicize their own initiatives.

CARRIED

5. Making the case for the affordable housing investment across Canada

M/S Robson (Lore Krill)/Young (OWN Co-op)

THAT CHF Canada call on all levels of government to:

- consult CHF Canada and other stakeholders to study the consequences of the end of federal housing assistance to low-income families, and the resulting loss of affordability for the residents of existing federally-funded housing co-operatives, and non-profit and municipal housing providers;
- work with Canadian stakeholders, including CHF Canada, to develop a transparent accountability framework to ensure that government spending on housing leads to:
 - measurable reductions in core housing need in every region across Canada; and
 - the development of new affordable homes, including new non-profit housing co-operatives and new units within existing co-operatives;
- offer leadership in affordable housing financing, researching alternative financing methods that deliver affordable solutions at the best value for public funding.

CARRIED

6. Implementation of Scale in the Sector

M/S Elliott (Eastwood)/Dempsey (St. Croix)

THAT CHF Canada assist local housing co-operatives in non-federated regions to:

- identify ways to establish enhanced co-operation among co-operatives in non-federated areas, and between these co-operatives and CHF Canada;
- help these co-ops develop relationships with provincial governments that expand their capacity to serve their members; and
- help local co-operatives to identify areas of common interest as a base for future collaboration.

CARRIED

Special Resolutions

1. Election of Ontario Director

M/S Larmour (CHASEO)/ Gorman (Ahneen, Mississauga)

THAT beginning in 2012 the regional director representing Ontario on the CHF Canada Board of Directors be elected by the Ontario members of CHF Canada by regional election, pursuant to Articles 4.11 (Rules for Annual Meeting Elections) and 4.12 (Regional Elections) of By-law No. 1.

CARRIED

SECTION IV. FINANCIAL RESOLUTIONS

1. 2010 Audited Financial Statements

M/S Manore (Dundee Court)/Haji (Broadview)

THAT the audited financial statements for the year ending December 31, 2010 be received.

CARRIED

2. Appointment of Auditors

M/S Dunlop (Peterborough)/Forrestal (Church Isabella)

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. 2011 and 2012 Budgets

M/S McClain (Paloma)/Larmour (CHASEO)

THAT the 2011 budgets for National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

AND THAT the preliminary budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2012 and ending December 31, 2012 be received.

CARRIED

4. Schedule of Dues

M/S Godbert (Lavendar Lane)/Allingham (GHCHF)

THAT the schedule of member and associate dues rates for 2012 be adopted.

CARRIED

SECTION V. ELECTIONS

1. Nominating Committee Report

Mr. Nick Sidor, Elections Officer, introduced and thanked committee members Anne Davidson, Adan Jemmott, Rosalind Langer and Fran Olmstead. 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 27, 2011 the following persons had been elected to the Ontario Council:

At-Large Members

Nicole Waldron (Atahualpa Co-op, Scarborough, ON)
Roxane Samms (Genesis, London, ON)

Federations Representative

Judith Collins (CHFT)

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:

Glen Armstrong (Pine Ridge Co-op, Burnaby, BC)
Julie Campbell (Homestarts, London, ON)
Lorna Fries (Argyle Park Co-op, Saskatoon, SK)

Michelle Maldonado (Swansee Village, Toronto, ON)
Stephen Sirisko (Arcadia Co-op, Toronto, 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

Alberta/Northwest Territories	Deryl Thompson
Saskatchewan	Myles Shaw
New Brunswick	Allen Englehart
Nova Scotia	Jeanene Harnett
Prince Edward Island	Barbara Dingwell
Quebec/Nunavut	Claude Turcot

Finance and Audit Committee

William Goodman

The following were elected to at-large positions:

Glen Armstrong (Pine Ridge Co-op, Burnaby, BC)
Julie Campbell (Homestarts, London, ON)
Michelle Maldonado (Swansee Village, Toronto, ON)

M/S McGillvray (South City)/Simpson (Highfield Park)

THAT the ballots be destroyed.

CARRIED

3. Retiring Directors

The following retiring directors were acknowledged by the members:

James Gilliard
Jim Clow
Ivy Tait

SECTION VI. MISCELLANEOUS BUSINESS**1. 2012 Annual Meeting**

The rainbow flag was passed to Kathy Dimassi, co-ordinator of the 2012 Planning Committee, with best wishes for a successful annual meeting in Niagara Falls, Ontario from June 6 – 9, 2012.

2. Close of Meeting

There being no further business to conduct, the chairperson declared the meeting closed at 4:55 p.m. on May 28, 2011.

CERTIFIED to be the minutes of the 2011 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 2011 AGM

Commonwealth Co-operative Homes
Vesta Co-operative Homes Inc.
Meadowgreen Co-operative Homes
Coopérative d'habitation Voisins
55 Howard Park Co-operative Homes
Atahualpa Co-operative Homes
Clintwood Non-profit Housing Co-operative
Windmill Line Co-operative Homes Inc.
Changemakers Co-operative Homes (Kitchener) Inc.
St. Charles Co-operative Homes
Stoneworth Co-operative Housing
Vineyard Co-operative Homes Inc.
Crossroads Co-operative Homes Inc.(ON)
Chegoggin Co-operative Homes Inc.
Forestwood Co-operative Homes Inc.
Nelson Co-operative Homes Inc.
Ahneen Co-operative Homes Inc.
Meadowdale Community Housing Co-operative Inc.
Whattlekainum Housing Co-operative
Humberview Housing Co-operative Inc.
Kenfinch Co-operative Housing
Orchard Grove Housing Co-operative
Peggy & Andrew Brewin Housing Co-operative
Terrace Housing Co-operative Inc.
Asgard Green Co-operative Homes
Highland Homes Co-operative
Sprucewoods Co-operative Homes
Waterloo Co-operative Residence Incorporated
Port Colborne Co-operative Homes
Regatta Place Co-operative Homes Inc.
Shriners Creek Co-operative Homes Inc.
Gneiss Housing Co-operative Inc.
Horizon Co-operative Homes Inc.
Palace Place Co-operative Homes
Rockview Seniors Co-operative Homes Incorporated
Briar Rose Estates Housing Co-operative Ltd. (AB)
Lawlor Court Co-operative Inc.
Marigold Co-operative Homes (ON)

William Peak Co-operative Homes
 Cobblehill Homes Co-operative Inc.
 Mariposa Co-operative Housing
 West Scenic Housing Co-operative Ltd.
 Pinafore Station Co-operative Homes Inc.
 Troy Village Housing Co-operative
 Interlake Housing Co-op (Teulon) Ltd.
 Apple Blossom Housing Co-operative Ltd.
 Brierly Housing Co-operative
 Lorentchia Housing Co-operative Ltd.
 Matthew Co-operative Housing
 Coopérative d'habitation Gabriel Ltée.

Member Housing Co-operatives Recognized for 30-year Membership in CHF Canada at the 2011 AGM

Trac Housing Co-operative Ltd.
 Main-Gerrard Community Development Co-operative
 Briarview Co-operative Homes Inc.
 Carpathia Housing Co-operative
 Daly Co-operative Inc.
 Church-Isabella Residents Co-operative
 Stanley Knowles Housing Co-operative
 Ashworth Square Co-operative
 Cavendish Co-operative Homes Inc.
 Sunnyhill Housing Co-operative Ltd.
 Alexandra Park Housing Co-operative
 Genesis Housing Co-operative Society Ltd. (NF)
 Kinross Creek Housing Co-operative
 Kitsun Housing Co-operative
 The Manor Housing Co-operative
 Watershed Housing Co-operative
 Cedarbrook Park Housing Co-operative
 Marine Heights Co-operative Homes Incorporated
 Neilson Creek Housing Co-operative
 Norris Crescent Housing Co-operative
 Burnhamwood Co-operative Homes Inc.
 Alberta 75 Housing Co-operative Limited
 Jubilee Housing Co-operative

Organization Awards

Fédération des coopératives d'habitation du Royaume du Saguenay Lac St-Jean (FECHAS)

Housing Alternatives Inc

Interchurch Housing Society