

# Minutes 2017 Annual General Meeting

June 10, 2017

Scotiabank Convention Centre

Niagara Falls, Ontario

## ATTENDANCE

The total registered attendance of 719 included 234 delegates and 85 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; Encasa Financial Inc.; Homestarts Inc.; Bath Fitter; RICOH; Alterna Savings; COHO Management Services Society; Co-operative Enterprise Services; Atlantic Central; 108ideaspace.

## GUESTS

Adam Vaughan, MP for Spadina – Fort York; Carol Latimer (Housing Policy Branch, Ontario); Doug Rollins (Housing Stability Branch); Jim Diodati (Mayor, Niagara Falls); Martine Romeo, Charles MacArthur, Antoine Pomerleau, Carla Staresina, Evan Kmetic, Lindsay Ross (Canada Mortgage and Housing Corporation); Eileen Barak (Co-operatives & Mutuels Canada); Ralph Marcus, Greg Carlson, Linda Brockway (National Association of Housing Co-ops); Joel Santos, Don Altman, Paul Byron, Helen Hsu, Michelle Cook, Judy Laban (The Co-operators); Rebecca Broughton, Joan Stephen (Federated Agencies Ltd/Co-operators); Laird Hunter, Olga Tasci, Alexandra Wilson, Donna Charbonneau (The Agency for Co-operative Housing); Jeff Morrison (Canadian Housing Renewal Association); Heidi Lee (Common Equity Housing Ltd); Ryan Turnbull, Gary Wilson (EcoEthonomics Inc.); Thom Armstrong (CHF BC); Judy Lightbound, Howie Wong (Housing Services Corporation); J.J. Pauze (Prentice, Yates & Clark); Derek Ballantyne, John Osmond (Encasa Financial); Sheryl Kingston, Simon Odattmen (Housing Nova Scotia); Valérie Marcil (Marcil Lavallée); Susan Armstrong (PH&N Investment Management); Paul Hastie (Homestarts Inc.); Kishone Roy, (BC Non-Profit Housing Association).

## SPECIAL EVENTS

CHF Canada President Nicole Waldron, and Vice-President Allison Ferris thanked Carolyn Perkins and Kathy Dimassi and the local planning committee for their hard work in hosting the 2017 annual meeting.

The Minister for Children Families and Social Development, The Honourable Jean-Yves Duclos delivered greetings via pre-recorded video and he acknowledged the role of co-operative housing in addressing the housing needs of Canadians.

Ontario Council member, Tom Clement introduced Adam Vaughn, Parliamentary Secretary for the Minister of Children, Families and Social Development, The Honourable Jean-Yves Duclos. Mr. Vaughn was presented with the Award for Outstanding Contribution to Co-operative Housing.

Ralph Marcus, Chairman of the National Association of Housing Co-operatives (NAHC) addressed the meeting. Ralph brought greetings from the American co-operative housing movement. He introduced Greg Carlson, President and Linda Brockway, Treasurer of the US co-operative housing association. He thanked CHF Canada and members for their generosity and warmth. Mr. Marcus remarked on the similarity between Canadian co-op stories and US co-op stories.

Donations were collected for Bethlehem Housing and Support Services. Bethlehem is the only organization in the area that provides both transition and permanent supportive housing.

Scott Jackson, President of Rooftops Canada/Abri International announced the 2017 Service Award was awarded to Watermark Co-operative Homes in St. Catharines, Ontario. Mr. Jackson thanked CHF Canada and its members for their ongoing support. Mr. Jackson also reported on Rooftops Canada/Abri International recent project in South Africa, *Equal Spaces: Social Housing to End Spatial Apartheid*.

Domanique Grant performed an original piece commissioned by a bequest in the will of the late Mark Goldblatt.

Kishone Roy, CEO of the BC Non-Profit Housing Association, addressed the meeting. He applauded CHF Canada's advocacy work particularly on the *You Hold the Key* campaign, and spoke about the strategic alliance in British

Columbia between CHF BC and the BC NPHA. Mr. Roy thanked the co-op housing sector, and CHF Canada for the partnership in Encasa Financial Inc. – socially responsible investing with great returns. And Mr. Roy thanked CHF BC for their partnership and assistance in the creation of a rental housing index. The index maps the percentage of income renters are paying for housing and the size and make-up of families in rental housing among other factors. Mr. Roy closed by thanking co-ops for being inclusive and diverse communities, and applauded efforts to make visibly different people in the leadership of the sector.

Kathy Dimassi, 2017 AGM local co-ordinator, passed the flag onto Shannon Sangster, the 2018 AGM local Co-ordinator, for CHF Canada's 50<sup>th</sup> annual meeting to be held in Victoria, British Columbia, June 6 – 9, 2018.

Diane Miles (Toronto, ON) was named an Honorary Life Associate of CHF Canada.

The Award for Co-operative Achievement was awarded to Sarcee Meadows Housing Co-op, in Calgary AB, on their community building work, and creation of the 'Women's Circle' social group in their co-op.

Attached is a list of member housing co-ops and organizations recognized for their 20, 30 and 40-year membership in CHF Canada.

## **SECTION I. INTRODUCTORY BUSINESS**

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

CHF Canada President Nicole Waldron called the meeting to order at 9:06 a.m. on June 10, 2017, and welcomed participants to the 2017 Annual General Meeting. Ms. Waldron noted that the meeting would be conducted in both official languages.

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

President Nicole Waldron, and Vice-President Allison Ferris, welcomed members and guests, sponsors and partners to the 2017 AGM.

Elder Garry Sault of the Mississaugas of the New Credit First Nation opened the meeting, and welcomed members and staff to the traditional territories of the Mississaugas of the New Credit.

Niagara Falls Mayor, James Diodati, welcomed members to Niagara Falls.

**3. Appointment of Chairs**

**M/S** Evans (Granville Gardens)/Jensen (Castlegreen)

**THAT** Bruce Woodrow, Noreen Dunphy and Céline Carrière be appointed Co-Chairs of the 2017 Annual General Meeting.

**CARRIED**

**4. Proof of Calling of Meeting**

The Chair confirmed that CHF Canada had sent the Official Notice on April 26, 2017 to all members in advance of the annual meeting and as prescribed in the charter by-laws.

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

**5. Establishment of Quorum**

The Chair 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 Chair reported that on that date CHF Canada had 946 members and that 142 delegates were required for quorum. There were 234 delegates registered for the 2017 annual meeting. Quorum was therefore established.

**6. Adoption of Agenda**

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

**M/S** Chiokis (Spirit of 1919)/Davis (Argyle Park)

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

**CARRIED**

7. **Minutes of 2016 Annual Meeting**

M/S Smith (Andes Heritage)/Watson (First Nations)

THAT the minutes of the 2016 annual meeting be approved as circulated.

CARRIED

**SECTION II. REPORTS AND PRESENTATIONS**

1. **Report from Board of Directors and the Executive Director**

Nicole Waldron, President, and Nicholas Gazzard, Executive Director presented the annual report in video format. Highlights from 2016 include the *You Hold the Key* campaign, member engagement and the expansion of services provided by CHF Canada. The full video report can be found on CHF Canada's YouTube channel.

<https://www.youtube.com/watch?v=qwSaXf54NfU>

**SECTION III. CONSIDERATION OF 2017 ANNUAL MEETING RESOLUTIONS**

**Submitted Resolutions**

1. **By-law Amendment: Terms of Office**

M/S Alderwick (Bread & Roses)/Mullins (Harbourside)

1. **THAT** Sections 4.08 Re-election of Directors be deleted and replaced with the following:

**4.08 Re-election of Directors**

- (a) No director may serve for more than two consecutive three-year terms, or be elected for more than six consecutive years;
- (b) Director terms may not exceed three years each, except where a director has been appointed during the year immediately preceding their election to a first term, in which case, that term will be deemed to include the partial year of the appointment and the three years of their first term.

2. **AND THAT** Article 4.14 be amended to include:

**4.14 Vacation of Office**

(a) The office of a Director is vacated when the Director

(v) has reached the term limit as defined in Article 4.08  
Re-election of Directors

**CARRIED**

2. **Managing the Shared-Revenue Program**

M/S Bye (Changemakers)/Evans (Granville Gardens)

**THAT** the authority for CHF Canada Policy 1.5.4: *Shared-Revenue Program* be transferred from the general membership to the CHF Canada Board of Directors.

**CARRIED**

3. **Leveraging Our Assets**

M/S Monro (CHASEO)/Artibise (COHO Management Services Society)

**THAT** CHF Canada leads efforts to engage our members in the leveraging of our sector's real estate assets to generate the growth of co-operative housing in Canada.

**CARRIED**

4. **Investment in New Co-op Development**

M/S Kantrow (CHF BC)/Noiles (GHCHF)

**THAT** the members recommend to the Board of Directors that CHF Canada commit at least \$1 million to support the development of new housing co-operatives and the growth of the co-operative housing movement in Canada.

**CARRIED**

5. **Moving Forward on a Vision for the Future of the Co-operative Housing Movement in Canada**

M/S        Monro (CHASEO)/Yee (SACHA)

**THAT** CHF Canada draw on the results from the *Our Movement. Our Future* consultation and lead a visioning process with the key stakeholders of the co-op housing movement in order to create a shared vision for the future success of the Canadian co-operative housing movement;

**AND THAT** this vision be presented for approval at the 2018 CHF Canada annual meeting, to be held in Victoria, BC, June 6 - 9, 2018.

**CARRIED**

6. **You Hold the Key**

M/S        Malin (Hugh Garner)/McDougall (Stoneworth)

**THAT** CHF Canada's members call on the Government of Canada to ensure the National Housing Strategy implements long-term funding programs that will continue assistance for low-income members living in housing co-operatives in federal and provincial-territorial program portfolios;

**AND THAT** CHF Canada and member federations lead the campaign by co-op members across Canada - *Protect Co-op Housing: You Hold the Key* - in order to ensure new, long-term programs are put in place in 2018 in order to protect low-income members living in housing co-operatives

**CARRIED**

7. **U.N. Sustainable Development Goals**

M/S Reiss (Neil-Wycik)/Smith (Andes Heritage)

**THAT** CHF Canada and its members join the International Co-operative Alliance in acknowledging the power of co-operatives to achieve the United Nations' 2030 Sustainable Development Goals;

**AND THAT** CHF Canada invites its members to join *Co-ops for 2030 Campaign*, an initiative organized by the International Co-operative Alliance.

**CARRIED**

**SECTION IV. FINANCIAL RESOLUTIONS**

1. **2016 Audited Financial Statements**

M/S Conroy (Halam Park)/Yee (SACHA)

**THAT** the audited financial statements for the year ending December 31, 2016 be received.

**CARRIED**

2. **Appointment of Auditors**

M/S Conroy (Halam Park)/ Bontje (CHFT)

**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. **2017 Budget and 2018 Summary operating forecast**

M/S Prochaska (False Creek)/Monk (Nova)

**THAT** the 2017 budgets for Operations and the National Endowment Fund, as finalized by the Board of Directors, and the 2018 summary forecast be received.



**CARRIED**

**4. Schedule of Dues**

M/S Berseth (Women's Community)/ Braye (Vineyard)

THAT the schedule of member and associate dues rates for 2018 be adopted.

**CARRIED**

**SECTION V. ELECTIONS**

**1. Nominating Committee Report**

Mr. Tim Ross, Elections Officer, introduced and thanked committee members Lisa Berting, Sharon Carolan-McKinnon, David Corson, Allison Ferris and David McFarlane. Mr. Ross thanked Linda Stephenson and Karine Ethier for providing staff support to the committee.

Mr. Ross announced that at the Ontario members meeting held on June 9, 2017, the following persons had been acclaimed or elected to the Ontario Council:

At-Large Members

Allison Chase (Ramer's Wood Co-op, Markham, ON)  
Clinton Reid (Harry Sherman Crowe Co-op, Toronto, ON)

Member Representing Federations

Mary Ann Hannant (CHFT, Toronto, ON)

**2. Election of Directors and Finance and Audit Committee Members**

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

### Candidates for At-large Directors

Anne Davidson (Granville Gardens Co-op, Richmond, BC)  
 Barb Millsap (Hi-Wood Meadows Co-op, High River, AB)  
 Brian Eng (Windmill Line Co-op, Toronto, ON)  
 Dianne Brubaker (Creekside Co-op, North Vancouver, BC)  
 Scott Stager Piatkowski (Bread & Roses Co-op, Kitchener, ON)  
 Nicole Waldron (Atahualpa Co-op, Scarborough, ON)

After votes were counted, Mr. Ross announced that the following candidates were elected as at-large directors:

Anne Davidson (Granville Gardens Co-op, Richmond, BC)  
 Barb Millsap (Hi-Wood Meadows Co-op, High River, AB)  
 Scott Stager Piatkowski (Bread & Roses Co-op, Kitchener, ON)  
 Nicole Waldron (Atahualpa, Scarborough, ON)

Mr. Ross 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	Jacky Durrie
Saskatchewan	James Gilliard
Ontario	Tom Clement
Prince Edward Island	Barb Dingwell
Newfoundland/Labrador	David Boyde
Nova Scotia	Angela Simpson

#### **Finance and Audit Committee**

2 position (2 years)	Patrick Newman
(1 year)	Myles Shaw

3. **Retiring Directors**

The following retiring directors were acknowledged by the members:

Dianne Brubaker  
Brian Eng  
Méloée Prud'homme  
Myles Shaw

4. **Motion to destroy the ballots.**

M/S Evans (Granville Gardens) / Campagna (FECHAQ)

THAT all the ballots from the June 9 meeting of Ontario members, and June 10 national meeting be destroyed.

CARRIED

**SECTION VI. MISCELLANEOUS BUSINESS**

1. **Late Resolutions**

There were no late resolutions for consideration.

2. **2018 Annual Meeting**

The new co-op flag was passed to Shannon Sangster, co-ordinator of the 2018 Planning Committee, with best wishes for a successful annual meeting in Victoria, British Columbia, June 6 - 9, 2018.

3. **Close of Meeting**

There being no further business to conduct, the chair declared the meeting closed at 3:45 p.m. on June 10, 2017.

**CERTIFIED** to be the minutes of the 2017 Annual General Meeting of the Co-operative Housing Federation of Canada.

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Chair

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Recording Secretary

Draft

**Member Housing Co-operatives Recognized for 20-year Membership in CHF Canada at the 2017 AGM**

Consort Housing Co-operative  
 Liberton Terrace Housing Co-operative  
 Alexander Laidlaw Housing Co-operative  
 False Creek Co-operative Housing Association  
 Harbour Cove Housing Co-operative  
 Huntington Place Housing Co-operative  
 Klahanie Co-operative Housing Association  
 Misty Ridge Housing Co-operative  
 Rainbow's End Housing Co-operative  
 River's End Housing Co-operative  
 Sapperton Terrace Housing Co-operative  
 Trout Lake Housing Co-operative  
 Vancouver East Co-operative Housing Association  
 Yew Street Housing Co-operative  
 Artemis Housing Co-op  
 Tannenhof Co-operative Homes Inc.  
 Tompkins Housing Co-operative Incorporated  
 Birtch Place Co-operative Homes  
 Dayfoot Family Co-operative Inc.  
 Edgeview Housing Co-operative  
 Longview Housing Co-operative  
 OWN Housing Co-operative  
 Harmony Creek Housing Co-operative  
 Brookfield Housing Co-operative Inc.

**Member Housing Co-operatives Recognized for 30-year Membership in CHF Canada at the 2016 AGM**

Strathcona Housing Co-operative (AB)  
 Laura Jamieson Housing Co-operative  
 Sunset Heights Housing Co-operative  
 Glenn Abbey Housing Co-operative  
 Pine Valley Housing Co-operative  
 Innuksuk Housing Co-operative  
 Yule Manor Housing Co-operative  
 Innisfree Housing Co-operative Inc.  
 Lawrence Gardens Housing Co-operative  
 Perth Avenue Housing Co-operative

Peter Secor Housing Co-operative  
 Windward Co-operative Homes Inc.  
 Cambridge – New Hope Housing Co-operative  
 Saorsie Co-operative Homes Inc.  
 Thorne View Co-operative Homes  
 Wicklow Co-operative Homes  
 Dundas Co-operative Housing Association  
 Couchiching Co-op Homes  
 Bethany Co-operative Homes Inc.  
 Chisolm Place Housing Co-operative  
 Clairvue Housing Co-operative  
 Whiteoak Heritage Housing Co-operative  
 Leta Brownscombe Housing Co-operative  
 Shaw's Creek Co-operative Homes  
 Island View Housing Co-operative

### **Member Housing Co-operatives Recognized for 40-year Membership in CHF Canada at the 2016 AGM**

Sundance Housing Co-operative Ltd.  
 Ramsay Heights Housing Co-operative  
 Coady Housing Co-operative  
 Dalhousie Non-Profit Housing Co-operative Inc.  
 Athol Green Co-operative Homes Incorporated  
 Dufferin Grove Housing Co-operative  
 Innstead Housing Co-operative  
 Wood Tree Co-operative Inc.

### **Organization and Individual Awards**

#### **20 years continuous membership**

Jawl & Bundon  
 Co-operative Housing Association of Eastern Ontario (CHASEO)  
 Ed M. Roscetti, Chartered Accountant  
 Iler, Campbell, Barristers and Solicitors  
 Robin D. MacKay & Associates  
 Maggie Keith  
 Marcil, Lavallée  
 Morneau Shepell Inc.  
 Groupe de Ressources Techniques Bâtir son Quartier (Bâtir son quartier)

Ken McFarland, Chartered Accountant

**30 years continuous membership**

Northern Alberta Co-operative Housing Association (NACHA)

Southern Alberta Co-operative Housing Association (SACHA)

**40 years continuous membership**

Avide Property Management (former - Atlantic Peoples Housing)

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