

# CHRISTIAN SENIOR CITIZENS HOMES SOCIETY OF NORTHERN ALBERTA

## Minutes of Board Meeting held April 25, 2018

Board Members: Kelvin Van Dasselaar, President; Ebeline Zee-Hawtin, Vice President; Henry Baker, Treasurer; Anko Buwalda, Secretary; Bert Kamphius; Mary Velthuisen; Allan Brennen; Harry Vriend; Evert Vroon. Executive Director: Darren Sinke

*Roll Call:* Present: Kelvin Van Dasselaar, Henry Baker, Bert Kamphius, Mary Velthuisen, Evert Vroon, Allan Brennen, Ebeline Zee-Hawtin, Darren Sinke. Regrets: Anko Buwalda, Harry Vriend

**1. Opening:** Kelvin welcomed everyone, read a portion from Genesis which he related to the recent variable weather, and then opened with prayer.

**2. Additions to the Agenda:**

- a. Unfinished Business: AGM matters
- b. New Business: motion regarding expansion.

**3. Minutes of March 28, 2018 Board Meeting** were reviewed as circulated.

Discussion as to clarity of last sentence in **7**; to prevent confusion, amend minutes by removing this sentence. **Motion to accept the minutes of the March 28, 2018 as amended, seconded; carried.**

**4. Unfinished Business**

- a. *Board Retreat Feedback*
  - i. Mission statement and policies – Kelvin will send to Policy Comm. in the next few weeks and then back to the board
- b. *AGM Monday, 14 May*
  - i. agenda reviewed
  - ii. package to be mailed out next week
  - iii. board members encouraged to come early to mingle with members

**5. Executive Director's Report:** Darren presented his monthly report

**6. Treasurer's Report:** Henry presented his report.

- a. Operating results in line with budget
- b. Short-term: as we wait for construction funding to be set up our cash position is shrinking; we can still access contingency money until construction loan is in place
- c. Long-term: propose we get advice about advisability of building some financial and legal protections into our Society; this could involve setting up legal entities which would hold assets for each of our properties as they become realities
- d. Darren and Henry will plan to meet with our lawyer Andrew Geisterfer

**7. Health Committee Report:** There has not been another meeting; nothing to report.

**8. Steering Committee Report:**

a. *West End:*

Darren reported that we have notified the Parkland School group that we are not in a position to take further steps in engaging their site as a potential land purchase. We want to wait until

we know for certain about the status of the Lewis Estates site before making any other commitments. This does put us in the position of potentially having zero leads if Lewis Estates also falls through, but there isn't enough appeal to the PICS site at this time. Bert reported that he spoke with Melcor (Lewis Estates) this morning and should have further clarification in two weeks.

**9. Building Committee Report:** Darren reported.

a. Met with Cormode and Dickson two weeks ago, they are reviewing the tenders received (top costs total 19.3 million, need to be at 18.474 for the bank); letter from Cormode and Dickson next week; ground breaking ceremony hopefully mid May

b. Board approval for expansion needs to be on the record

**c. Motion that the Board approves the North Wing expansion, as designed with and to be built by Cormode and Dickson, pending an acceptable contract that meets the requirements of our lender and a mortgage that is not to exceed \$20,500,00 (twenty million and five hundred thousand dollars) seconded; carried.**

**10. Life Lease Committee Report:** Darren reported there has not been another meeting, but work on this will continue soon

**11. Neerlandia Seniors Home Report:**

a. Darren met with a group of six representatives on April 3<sup>rd</sup>, and had a great dialogue about potential options and strategies. The three plus acre site between the Can. Reformed church and the CRC church is a viable option, and work is being done on looking into how we can acquire that land.

b. Arco Building Industries is providing drafting services to sketch out a concept that would work on that piece of land. This concept will help guide the next discussions with the community.

c. We have received 33 feedback forms from the community.

**12. New Business:** motion taken care of in 9; no further business

**13. Correspondence:** none

**14. Round Table:**

a. Mary noted the "Race for the Ages" event

b. Evert asked about a "Code of Conduct" for residents; there is one and Darren will send it out

c. Allen will be away on holidays the day of the AGM

d. Henry/ Darren noted that Clarence, and a few others, are still raising issue of his dismissal; there was in depth discussion on the matter, no action at this time

**15. Closing:** Ebeline Zee-Hawtin closed in prayer and the meeting was adjourned.

Minutes submitted by Ebeline Zee-Hawtin

**NEXT MEETING ON WEDNESDAY, 30 MAY, 2018 AT 7: 30PM**