

CHRISTIAN SENIOR CITIZENS HOMES SOCIETY OF NORTHERN ALBERTA

Minutes of Board Meeting held November 27, 2019

Roll Call: Present: Allan Brennan, Mary Velthuisen, Hilda VanVeen-Gritter, Kelvin VanDasselaar, Evert Vroon, Darren Sinke, Marjean Verseveldt and Laura Pothoven, Anko Buwalda, Bert Kamphius. No Regrets.

1. *Opening:* Kelvin Van Dasselaar welcomed everyone, read a few verses from 1 Peter 3 and opened in prayer.
2. *Additions to the Agenda:*
 1. 'Government phases out Senior's advocacy, rolls it into Health advocacy' article from the Edmonton Journal.
 2. Board Recruitment focus over the holidays.

Policy Committee Documents

1.1 The Board will every year at its November meeting determine the vacancies prior to the AGM and determine the process and type of expertise required.

1.2 The Board in November of each year will add to its agenda "Board Member Recruitment" to discuss and determine the amount of vacancies and the specific expertise that may be desired by a potential Board Member (financial, administration, facilities, policy, health care, etc.)
3. *Minutes of October 30, 2019 Board Meeting* were reviewed as circulated. **Motion seconded and carried to accept the minutes of the October 30, 2019 meeting.**
4. *Business Arising from Previous meetings/Unfinished Business:*

Evergreening: Discussion was held on the best approach in considering applying the evergreening process to Emmanuel Home. A 20 year approach is recommended. This would mean setting aside 1% of funds to cover the replacement value of the existing property. It was noted that in 20 years we will have the mortgage paid off. We do require a better picture of the future needs of the building. The point of the exercise is to create awareness and setup a system to foresee the possible upcoming expenses of the buildings. It was agreed that the future discussions and work updates on the evergreening process, should be transitioned within the Treasurer role.

Policy Committee: The goal is to present a final edition of policies in January. Board members are encouraged to bring up questions and provide feedback to committee until then.

Health Committee: Discussion was held whether to keep this Committee going. It is decided that our current operational structure is set up to handle this going forward. This will be finalized in the upcoming policies.

5. *Executive Director's Report: verbal update of work provided*

Increase pace of Christmas is being felt with the upcoming Craft Sale; the Board is encouraged to attend this annual fundraiser. Also, there are the two resident Christmas dinners, on December 12th and the 19th. Work is ongoing in the North wing construction.

The Leadership team is getting into the groove of regular meetings, Brad has been involved, coaching the team in decision making and planning, and shifting the conversations to work together to achieve the proper resources. Laura, Donna, Henry are growing into their roles, with the goal of providing recommendations to the Executive Director, instead of requesting the answer from him.

Darren and Meagan will be going to Mexico from Jan 4-11! The rest of the Leadership team will be in control.

6. *Treasurer's Report*: nothing to report.
7. *Health Committee Report*: nothing to report
8. *Strategic Growth and Development Committee*: This committee is to assist with the upcoming growth, and to help Darren with this.

North Wing Building- There is 47 suites committed, which means 3 left, and this is exciting progress. The Construction schedule is available to view in the portal. The suites will be finished by March 1, with the new residents set to start moving in. This will happen even though the common area will be under construction for approximately an additional 3 weeks. The Kitchens are almost done on fourth floor, the lights are completely done. The third floor is dry walled, and the second and first floor is a combination of all those. The Budget is on track, and the Board is welcome to come for a walk through! The Landscaping will be done later in the spring. Parking in the East Parkade is going better than anticipated. Construction will shut down from Christmas to New Years.

Neerlandia Seniors Home Report - Update provided. There has been 2 town hall meetings, and 2 meetings with the steering committee. There have been 7 people who have come forward with their \$5000 cheque to show committed interest. The question now is how do we canvas the rest of the people? There is positive buzz throughout the community, with the only negativity coming from the building construction guys. It does seem that people are struggling to realize it. The next meeting in a week's time, will be efforts in trying to raise private loans, and achieve a genuine interest from the community to get behind this project and get it off the ground. Darren has a list of people to have a conversation with; this list was provided from the steering committee. Is the cap set for 20 committed \$5000 cheques, or are there other options to pursue? There is the possibility to borrow from community, and use that for the equity to build the building, it would be a possible cheaper interest or borrowing of money vs. the bank. All in all the whole process has been very positive.

West End Seniors Home Report - Last week our realtor presented the offer to purchase the land. Darren heard today that G. Dub was in Chicago most of week, so there was a delay in response. The realtor contacted Darren, and informed him that there should be something to come tomorrow. Once an agreement has been made then we have 120 days to get loud to promote and then the works starts. It was questioned whether the Society makes the decisions

to pursue this or does the board? The Board ultimately makes the decision and the Society challenges the board on the decisions. Town halls engagements are highly recommended to ensure transparency and positive enforcement of decisions made.

9. *Life Lease Committee Report:* The Life Lease Documents are available. The structure is clear, and the upcoming launch is set for January for the east, centre and north wings. 6 million is the Life Lease commitment goal. Henry will start those conversations individually in January with the interested parties. The maximum amount of money available to be put in is \$400,000. The best case is 25 million in commitments. We do not want to reduce anyone's chance to have access to this opportunity. The 95% return is an industry average amount to return at the agreed upon end date. This accounts for admin fees and costs associated, it can also discourage people from moving in and out. It is noted that the Operational Budget is covered by rent and it should be avoided linking the funds of the Life Lease to that. The positive gain for those utilizing the Life Lease program is that after 5 years participation, the tax savings gained pays for the 5% that is not given back. After that, you are essentially making money on it. A copy should be provided to Jerry Borst, our Calgary senior's housing friends. It will be provided to him with the instruction to hold in confidence until the program proves successful.
10. *New Business: 'Government phases out Senior's advocacy, rolls it into Health advocacy' article from the Edmonton Journal-* After some discussion, it was decided that the Board is not an advocacy Board and will not pursue any action on this issue.

Board Recruitment- Recruitment by Board members over the holidays is needed to fill 2 upcoming vacant positions. Allan Brennan has agreed to stay on for another 3 year term. It was mentioned that Jason Veenstra is a possible candidate to recruit as he has a financial background, Darren to follow up.

11. *Correspondence:* none
12. *Round Table:* In January, Allan will skype into the meeting. Kelvin and his wife, Marg will serve at the December 19th dinner. Evert is hosting the Board for Christmas evening social/dessert on December 12th at any time after 730pm, his address is 16012-78 Street, Edmonton, 780-690-8045.
13. *Closing:* Bert Kamphius closed in prayer.
14. *In Camera*

NEXT MEETING: WEDNESDAY, January 29, 2019 AT 7:30 PM