



BOARD MEETINGS | KEY MESSAGES

Mountain View Seniors' Housing (MVSH) Board Meeting, January 26, 2017

- The MVSH Board met at the MVSH Administrative Offices in Olds Alberta for their first regularly scheduled Board meeting in 2017.

Presentations by MVSH Executive Management

- The Board met with the following MVSH Executive Management Team members at this meeting and received updates as follows:
 - ✓ Health Care risks by Shauna Urbanowski, Director of Care
 - ✓ Capital Development Projects by Wayne Milaney, Project Manager
 - ✓ HR and Operations risks by Kristi Gingrich, Chief Operating Officer
 - ✓ Facility and Infrastructure risks by Al Smart, Director of Facilities
 - ✓ Business and Finance risks by Debra Steiger, Chief Financial Officer

MVSH Lodges Has Full Occupancy and Waitlists to Start 2017

- Lodge vacancy rates are minimal and MVSH has full occupancy again. Waitlists currently exist for all lodges, with the expectation for occupancy to remain high in the near future. Applications appear to be increasing.

New MVSH Nursing Care Delivery and Risk Management Model

- With the appointment of our new Director of Care (DOC), a new nursing care delivery risk management model has been established.
- In this model, the DOC will oversee care delivery and risk management at all MVSH sites and will have two Resident Care Managers (RCMs), with one at the Didsbury ARL Aspen Ridge Lodge) site full time, and one at the Sundre SSSLF (Sundre Senior Supportive Living Facility) site full time.
- In addition there is a full time Educator who serves all sites and mostly ARL and SSSLF since these have the highest care levels.
- MVSH now has its strongest model for care delivery and risk management for residents.

Pharmacy Contract Renewal

- The Board has approved the renewal of the MVSH Pharmacy contract with Remedys' RX for another three (3) years.
- This decision was based on a recommendation resulting from a contract review process lead by the MVSH DOC and overseen by the MVSH Care Committee.



- All matters of concern or issues were resolved in this review and MVSH will continue to build its Pharmacy and Medication Assistance Program (MAP) program for quality care and control of medications at all MVSH sites.
- The Board requested MVSH Management and DOC to contact local Pharmacies in Mountain View County and Municipalities to ensure they understand how best to compete for this contract when it comes due in three (3) years time.

Alberta Minister of Senior's and Housing

- The Board reconfirmed its intention to request permission from the Minister for the sale and disposal of unused and vacant Community Housing units with significant deferred maintenance or safety issues. The units are not habitable due to these issues, and costs to refurbish exceed reasonable expenditures. The assets are owned by the Province and require permission of the Minister to rectify this situation.
- The Board is awaiting reports from the Minister and the Department on a Provincial Housing Strategy and the Regulations Review, both with are expected later this spring. Feedback was requested by the Minister in the fall on both these activities and MVSH made responses to both.

Long Term Planning – Site Developments

- In accordance with direction from the Board, MVSH Management continues to work with the Towns of Carstairs, Olds, Didsbury and Sundre on site developments in their communities.
- The MVSH Board has clearly stated the first priority is for the Town of Carstairs, with this site having highest risk and highest need going forward. The Town of Carstairs has been involved with MVSH in selection of land sites and MVSH has been working with the community on needs identification and community voice.
- The Board Chair and CAO will meet with each Municipality to ensure progress and engagement issues are addressed.
- The Board's goal is to have concept plans in place for all three future project (Olds, Didsbury and Carstairs) to be ready for grant applications when they come available.

Board Long Term Planning Retreat in April 2017

- The Board is planning a retreat to be held for all Directors, Alternate Directors and Executive Management one Saturday morning in April 2017 to be held at the MVC Council Chambers from 9AM to 1PM as is its usual practise. The agenda will be for discussion and guidance on Long Term Planning for MVSH Capital Development and Strategic Management.



- The Board has reconfirmed its commitment and intention to reach out to our stakeholders and communities we serve to build relationships. Our stakeholders include residents, staff, families, municipalities, federal and provincial government and our vendor partnerships; all of which are formed to do our best work together.

2016 Budget

- The Board reviewed the draft preliminary unaudited Financial Statements for 2016 which is being circulated in a separate attachment for your review. The preliminary operations results were a deficit in lodge operations of \$123K resulting mainly from higher labour costs in the Sundre project commissioning and higher resident subsidies as most of the vacancies throughout 2016 were filled with applicants who had social housing subsidy needs.

Improved MVSH Cash Flow and Maintenance Budget Efficiencies

- Over the 2016 budget year, MVSH improved its cash flow significantly resulting from the completion of the new Sundre project in the summer.
- Maintenance has made significant savings and efficiencies in our operations for the past few years and in 2016 this totalled \$85K in cost avoidance because of measures taken.

2017 Budget

- The Board has approved the 2017 budget at its November 2016 meeting. A first report on the status of budget management will be at the end of first quarter March 31, 2017. The budget variance analysis for the end of 2016 will be reviewed to ensure all variances are addressed in the 2017 budget.

Foothills Lodge Repurposing

- The Board has an agreement in place where the Province carries the costs of operation after July 1, 2016 and reimburses MVSH for time spent in property management during a re-purposing process which is currently underway for the community.
- The Town of Sundre has been involved with MVSH in the Repurposing Committee which was established by the Alberta Minister for Seniors' and Housing to make a recommendation for the repurposing of the old Foothills Lodge.
- The Committee is chaired by Bruce Beattie, as Chair of MVSH, but to be clear this is not an MVSH process, it is a Sundre community-driven process. The Committee has met once and has advertised for a second time in the community and



surrounding area for proposals and will continue to meet monthly to achieve a recommendation by June 2017.

ASCHA Convention and Trade Show

- The Board has supported MVS Directors, Alternate Directors and MVSH Mangement to attend the ASCHA Convention and Trade Show each year. This year the dates are March 22-24, 2017 and the event is held in Edmonton. This is an industry conference where MVSH has a vote on industry issues and industry voice to the Province as well as a showcase for many education and operating resources. It is unfortunate the EDA and ASCHA have both chosen the same week in March as the AAMDC to have their meetings.

Next MVSH Board Meeting

Our next regular Board meeting will be Thursday March 30, 2017 @ 6:30-9:00 PM at the MVSH Administration Offices, in Olds, AB.

Contact or Questions

If you require any information or there are any questions related to this communication please contact a Board Director or Sam Smalldon, CAO for MVSH at 403-556-2957 or by email at sam.smalldon@mvsh.ca.