



BOARD MEETINGS | KEY MESSAGES

Mountain View Seniors' Housing (MVSH) Board Meeting, January 28, 2016

- The MVSH Board met at the Mountain View Seniors' Housing (MVSH) Administration Offices in Olds for this regular scheduled Board meeting.

Presentations

- An update on MVSH Health Care risks and management by Sam Smalldon, MVSH CAO on behalf of Joyce Wicks, MVSH Care Consultant.
- An update on the Sundre Project was received from Wayne Milaney, Sundre Project Manager.

Visit with Alberta Minister of Senior's

- The Board has once again expressed its desire to pursue a meeting with the Minister of Seniors to ensure the agenda with Alberta Housing is clear and moving forward. The hope is to have this meeting with the Minister of Seniors early in the New Year and invite to our Grand Opening in September 2016 (Date TBD).
- So far announcements from the new Provincial Government have had little impact on MVSH. Commitment for seniors' housing and care and for capital programs for seniors' lodges are expected to be honoured by the Province and supported in future budget processes.
- We have a new Minister of Seniors and Housing effective February 2, 2106 and her name is Lori Dawn Sigurdson.

Government Funds

- MVSH has now received 90% of the \$3.8 Million ASLI Capital Grant and 77% of the \$8.232 Million CMHC/Province of Alberta Capital Grant for use in financing the Sundre Seniors' Supportive Living Facility construction as provided in the Funding Agreements.

Grant Applications

- MVSH has applied and is currently awaiting a response from the New Horizons for Seniors (a Federal Grant Program). News on this application is expected soon.
- MVSH has applied and been successful for a Federal CMHC Planning Grant and Interest Free Loan for capital planning.



Sprinkler System for Carstairs Chinook Winds Lodge

- The Alberta government has indicated the sprinkler system work is currently being tendered and will be scheduled by Alberta Seniors soon thereafter. The timing is expected to be this year. Further updates will hopefully come soon.

Capital Planning and Demand Study

- MVSH is reviewing its long term plans after the Board Retreat held in November 2015. The Board sees the opportunity to expand its sites in Olds, Didsbury and potentially build a new project in Carstairs. MVSH has commissioned a County-wide demand study to provide a reference data base for its long term facility planning. This demand study is partially funded by a CMHC grant and will provide research for all Municipalities and demonstrate the need for Senior's Housing across the continuum from independent through all levels of health care. No projects or expansion will be undertaken without sufficient demand to justify the risk involved in a capital project.

Mountain View Seniors' Housing Foundation Update

- The Foundation has awarded \$57,300 for 2015 at 232 Seniors' Lodges and 150 Seniors' Self Contained Units at \$150 per unit from unrestricted donations for use by the residents at each facility of MVSH.
- The Foundation held a Casino fund-raising event at the Red Deer Cash Casino on November 27-28, 2015. The results from this event are not yet known, but expectations are usually for about \$25,000 per event.
- The Foundation continues to develop its capital campaign to reach \$1 Million dollars with naming opportunities and donations in support of the new Sundre facility. More details to follow later in the New Year.
- The Foundation is planning a Gala and fund raising event at the Site on Saturday April 23, 2016 to show case our new Campus and raise both awareness and donor support.

Staff Recognition Event

- The annual MVSH Staff Recognition event will be held in Didsbury on May 5, 2016. This event is one way the MVSH Board and Management expresses appreciation for the hard work staff at MVSH provide in taking care of Seniors who are residents of Lodges and Housing within Municipalities in Mountain View County.



Sundre Supportive Living Facility Project

- Continues to be on schedule and on budget.
- The Project is scheduled to be substantially complete (95%) at the end of February 2016, and after several months of commissioning, moving furniture and equipment, and staff training, we are now planning to start open operations on June 1, 2016 for Lodge and Life Lease only, and open operations on July 1, 2016 for the SL4/SL4D operations.
- Site tours are possible, for any and all Municipal stakeholders to see the progress and the construction as it is happening. We are currently 85% complete. Please contact MVSH CAO Sam Smalldon or your Board Director to arrange such a tour.
- The Board is planning a public Open House Event to Celebrate in June 2016 and a Grand Opening Ceremony for September 2016. So stay tuned!

Life Lease Suites in Sundre

- We currently have 11 suites sold which is over 60% of available suites. We hold information and marketing sessions each month at Foothills Lodge and we advertise in local and area newspapers. The next information session is March 1, 2016 at 6:30 pm at Foothills Lodge in Sundre. Later in March 2016 a renewed marketing effort will be made to ensure all the Life Lease suites are sold for when we open this summer. If you have any questions regarding Life Leases, please contact MVSH CAO Sam Smalldon or any Board Director.

Director of Care Position

- MVSH has a search for a new Director of Care to guide resident care management and care quality. This role is currently being filled by Joyce Wicks as the MVSH Care Consultant during the interim while MVSH prepares for opening of the new Sundre Seniors' Supportive Living Facility.

2015 Board Honorariums and Mileage Report

- The 2015 report on Board Director Honorariums and Mileage has been approved for release to the MVSH website at www.mvsh.ca. The Board is hoping to improve both its accountability and transparency with this report.

2015 Audit, 2016 Budget and 2016-2020 Business Plan

- The Board received an update on the 2015 Audit of Operations and Projects.
- The main issue in financial terms for 2015 has been higher than normal vacancy rates. Vacancy rates for lodge residents increased this past spring primarily in Foothills Lodge and Chinook Winds Lodge because many residents who were waiting for higher levels of care found a place in newly opened facilities in Olds and Didsbury.



- The net financial effect of higher vacancy rates in 2015 has been managed to a deficit in operation of about \$75,000 (less than 1% of revenue).
- Vacancy rates have now stabilized after this “higher than normal” turnover in 2015. MVSH has increased marketing efforts for new applications to fill vacancies and continue to add to our waitlists. MVSH has also reduced revenue expectations in 2016 going forward for both these Lodges from 95% to 90% occupancy.
- The cost structure for MVSH is currently very tight and stable, but it is also very labour intensive. This makes it difficult to simply change labour or maintenance levels without it directly impacting resident care.
- In 2016, higher costs for food, which have skyrocketed this past year and are expected to continue, require careful management to ensure there we avoid any negative impact for our Seniors as we continue to deliver quality meals and dietary services for residents of our Lodges.
- In 2016 there will be one time costs associated with commissioning and start-up of the new Sundre Seniors Supportive Living Facility with 7 months of operation starting June 1, 2016. The intention is to manage towards our balanced budget in 2016, so we will monitor all costs on a quarterly basis and report regularly to the Board for accountability with implementation of the new Facility start-up and commissioning.
- In 2016, there will also be a de-commissioning of the old Foothills Lodge in late July 2016. The Board as tenants and operators of the Foothills Lodge has reached out to the Province as owners, to initiate discussions with the Town of Sundre related to re-purposing and future use of the building and site to benefit the Sundre Community once MVSH leaves and transfers obligation for this site and facility back to the Province.

Next MVSH Board Meeting and Tour

- As we will have the keys to our new facility, the Sundre Seniors’ Supportive Living Centre in Sundre, MVSH will host a tour for MVSH Board Directors, Alternate MVSH Board Directors and Guests at 4 PM on Thursday March 17, 2016. The tour will be followed by some food and refreshments.
- The next regular Board meeting will follow the tour and meal on Thursday March 17, 2016 @ 6:30-9:00 PM at the new facility, Sundre Seniors’ Supportive Living Facility, Sundre, 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.