



## BOARD MEETINGS | KEY MESSAGES

### **Mountain View Seniors' Housing (MVSH) Board Meeting, June 16, 2016**

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

#### **Presentations**

- An update on Health Care risks and management by Joyce Wicks, MVSH Care Consultant.
- An update on the Sundre Project from Wayne Milaney, Sundre Project Manager.
- An update on Sundre Operations by Stacey Dick, General Manager Sundre Operations.

#### **MVSH Lodges Achieve Waitlists and Full Occupancy in 2016**

- Lodge vacancy rates have now returned MVSH to full occupancy in 2016.
- Waitlists now exist for future vacancies to help Lodge occupancy keep high.

#### **Maximum Base Rent for Senior Self Contained (SSC) Units Frozen at 2015 Level**

- After consideration of a number of requests from seniors, the Board froze the maximum base rent for 2016 at the 2015 level for subsidized housing provided under MVSH management on behalf of the Province. MVSH manages 150 SSC units for the Provincial social housing program.

#### **HCA Graduation and Recruitment Success Celebrated**

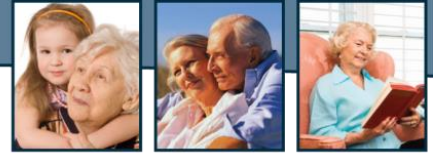
- On Monday June 20, 2016 MVSH hosted a celebration to congratulate 13 graduating Health Care Assistants, trained by Nor Quest under the oversight of MVSH Human Resource Director Kristi Gingrich and MVSH Care Consultant Joyce Wicks. Meg Bigelow, MVSH Board Director for Cremona provided comments on behalf of the Board to congratulate students and thank staff and teachers alike. All 13 of these graduating HCAs will be employed at our new Facility in Sundre. Well done everyone!

#### **Board Approves Staff Merit Pay for July 1, 2106**

- Annual Merit Pay of 1% was approved by the Board for MVSH Staff, effective July 1, 2016.

#### **Board Approves Bylaws and Committee Terms of Reference**

- Bylaws for the Board and terms of reference for Board Committees were approved at this meeting. These bylaws will guide MVSH governance as a Housing Management Body (HMB) and align management of Board business with Alberta legislation and regulations.



### **Board Approves Permanent Financing for Sundre Facility**

- Permanent financing for the Sundre Facility was approved by the Board with Mountain View Credit Union (MVCU) for \$17 million at 3.5% for 5 years based on a 25 year amortization. This will move the project financing for the \$26.6 million dollar facility to regular permanent financing to be paid from operations. This financing package also includes the costs for \$2.8 million in furniture and equipment used to set up the new facility.

### **MVSH Long Term Planning – Project Priorities**

- MVSH reviewed its long term site development plans at a Board Retreat held May 28, 2016.
- The Board commissioned a County-wide independent 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.
- Based on demand and current facility risks, the Board determined its first priority is to develop a concept for a new project in Carstairs.
- Next in priority would be expansion projects at MVSH sites in Didsbury and Olds.
- MVSH will receive the results of a community needs study from Carstairs and then provide both the needs study and demand study to our Architect to develop a concept plan. A concept plan will be developed and ready for this fall in time for any Provincial grant programs.
- The Board works on the premise that no project or expansion will be undertaken without sufficient demand to justify the risk involved in a capital project.

### **Visit with Alberta Minister of Senior's**

- The Board will request a meeting with the Minister of Seniors to ensure the Alberta Social Housing Program agenda is clear and moving forward. Our hope is to a meeting with the Minister as part of the grand opening day in September 16, 2016.
- 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

### **Sundre Seniors' Supportive Living Facility Project**

- Our new Facility is open and operating as of June 1, 2016. The project was completed ahead of schedule, with no design change orders and slightly under budget.
- A public open house event to celebrate was held on June 23, 2016 from 2-4 pm and a grand opening ceremony is scheduled for September 16, 2016 from 1-3 pm. Over 600 visitors were hosted, with tours of the facility being provided by staff.



- Site tours are possible for any and all Municipal stakeholders to see the project so please contact MVSH CAO Sam Smalldon or your Board Director to arrange a tour.

### **Life Lease Suites in Sundre**

- We have 13 suites sold which is 72% of available suites. Interest is high and increasing weekly.
- We hold information and marketing sessions twice each month at the new site and we advertise in local and area newspapers. Our next information session is July 5, 2016 at 1:30 pm at the new facility in Sundre. Our expectation is for all Life Lease suites to be sold by this fall.
- If you have any questions regarding Life Leases please contact MVSH CAO Sam Smalldon or any Board Director.

### **Care Management Structure Change**

- MVSH has set a new management structure for care operations and risk management at Aspen Ridge Lodge in Didsbury and Sundre Seniors' Supportive Living Facility so each site will now have a Resident Care Manager (RCM) to manage daily care delivery effective July 1, 2016.

### **Mountain View Seniors' Housing Foundation Update**

- The Foundation continues to roll out its capital campaign to reach \$1 Million dollars with "naming opportunities and donations" in support of the new Sundre facility.
- The Foundation held a very successful "Powered by People" fund raising Gala event at the Site on the evening of Saturday April 23, 2016. More than \$10,000 was raised and the event will now be an annual event to raise awareness and donor support for seniors residing with MVSH.
- The Foundation will host its 6<sup>th</sup> Annual Golf Classic at Coyote Creek Golf Course in Sundre on September 15, 2016.

### **2016 Budget Management and 2017 Budget Planning**

- The Board reviewed and accepted both the draft Q1 2016 Financial Statements and Q1 2016 Budget Variance Management Reports.
- Since 2015 and continuing in 2016, we are experiencing higher costs for food. These costs have skyrocketed this past year and this is expected to continue.
- To guide budget management the Board supported the strategy of setting efficiency targets for reviews of labour, food, energy, maintenance and administration costs.
- With a significant greater number of low income residents since January 1, 2106 the need for requisition support of low income subsidies has also increased. The impact in 2016 is expected to be approximately \$150,000 to meet the social housing needs during these economic times.



- Expectations are for one time costs of commissioning and start-up for operations at the new Sundre Seniors Supportive Living Facility. Our objective 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.
- The Board as tenants and operators of the Foothills Lodge until June 30, 2016 have reached out to the Province as owners, to create an agreement 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 to be established for the community. A verbal agreement was made at a meeting with the Assistant Deputy Minister (ADM) for Alberta Seniors on Friday April 1, 2016 with the Mayor of Sundre and the Chair of MVSH Board.
- The Board directed management to start the annual budget process for 2017 and develop a draft 2017 budget and update a further 4 year forecast for review this fall.

#### **Next MVSH Board Meeting**

- Our next regular Board meeting will be Thursday November 10, 2016 @ 6:30-9:00 PM at the MVSH Administration Offices, in Olds, AB. If a meeting is required earlier, it will be “at the Call of the Chair.”

#### **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](mailto:sam.smalldon@mvsh.ca).