



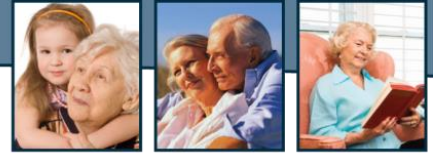
BOARD MEETINGS | KEY MESSAGES

Mountain View Seniors' Housing (MVSH) Board meeting held June 21, 2018

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

Key Messages from Regular MVSH Board Meeting

- The Board met with the MVSH executive management team at this meeting and received updates on key risks, issues and activities.
- The Board expressed strong concern related to recent and proposed changes in funding models for health care delivery by AHS. The AHS contract funding models are changing to activity-based funding (ABF) for Home Care and patient care-based funding (PCBF) for Designated Supportive Living (DSL) setting standard activities and funding. The concern expressed was models are complex and may limit funding available for the appropriate care requirements for residents, as well as creating significant staffing issues at the affected Lodges. The Board asked management to reach out to invite Central Zone AHS Executive Management to our meeting for better information on the changes, the impact to residents, the impact to staffing and to MVSH under contract for care delivery.
- The Board considered and approved acceptance of an offer by AHS to join the new PCBF Model Phase 1 trial at the Sundre Seniors Supportive Living Facility in 2018.
- The Board received updates on Union Negotiations at Sundre Seniors Supportive Living Facility and potential Union Certification at Mount View Lodge in Olds.
- The Board supported a reorganization of the MVSH Human Resources Model to focus on Employee Engagement in support of our staff at all sites. This will change the focus to better communication, relationships, health and wellness, personal growth, workplace training and skill development, workplace safety and wellness, recognition and incentives. Investment in staff is a high priority for the MVSH Board as quality resident care is achieved by taking care of our staff.
- The Board received updates on provincial capital project funding for MVSH requests submitted as part of the current business and capital plans. Formal business plans and capital project proposals were approved for submission by June 30, 2018.
- The Board commends and supports the MVSH Foundation in its efforts to raise funds for MVSH residents and tenants, furniture and equipment and capital projects. The 3rd Annual Powered by the People Gala and Fundraiser held April 19, 2018 in Carstairs had 225 in attendance and raised almost \$18,000.
- The Board approved a new elevator for the Aspen Ridge Lodge in Didsbury at a cost of up to \$400,000 funded by a combination of borrowing and provincial grant. There is currently only one elevator at this site, so risk management is best served by a second elevator as a long-term solution. The objective now is to have this second elevator in place prior to winter.
- The Board reviewed a project by Alberta Housing for refurbishment of the elevator at Kiwanis West Manor in Olds. This project will be funded by the Province and project management will be done by MVSH.



- The Board reviewed the Q1 2018 DRAFT Financial Statements and 2018 Budget Management Strategies. A copy of the draft Q1 statements are attached to these Key Messages.
- The Board approved increasing the operating line of credit for operations to \$2 Million, borrowing up to \$900,000 for the 2018 capital budget, and refinancing of the Life Lease program for up to \$5.4 Million based on a new business plan. The new Life Lease business plan will provide for 3 pricing options and improvements to mitigate Life Lease program financial risk and management of operating cashflows.
- The Board directed management to provide a draft Cannabis Policy for the next meeting based on the Alberta Framework for Cannabis to ensure MVSH is ready for the legalization of cannabis to manage risk for residents, staff and members of the public.
- The Board followed up on the disposal process administered by the Province related to both the Community Housing and the Repurposing of the Foothills Lodge. A meeting with the Assistant Deputy Minister of Seniors and Housing will discuss progress on both these activities on Tuesday April 24, 2018 in Carstairs.
 - The next step in this process for the Foothills Lodge disposal is for the Department to undertake an appraisal of the value of the property and facility and provide opportunities for tender.
 - The next step in this process for the Community Housing properties in Olds, Didsbury and Carstairs is with the Department to determine.
- The Board will conduct a tour of MVSH facilities for early Fall 2018 for all Directors and Alternates to better acquaint themselves with properties, site and facility conditions.
- The Board requested management to prepare and present a new business model and new business plan. The Board will review this new model and plan at the next regular meeting before consulting with each of our Municipal partners in the early Fall of 2018.

Next MVSH Board Meeting

- Our next regular Board meeting will be Thursday September 20, 2018 @ 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, Alternate Director or Sam Smalldon, CAO for MVSH at 403-556-2957 or by email at sam.smalldon@mvsh.ca.