



## BOARD MEETINGS | KEY MESSAGES

### **Mountain View Seniors' Housing (MVSH) Board meeting held September 21, 2017**

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

### **Presentations by MVSH Executive Management**

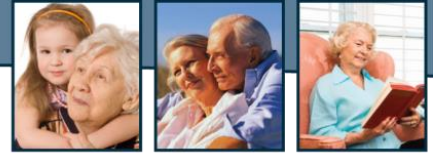
- The Board met with the following MVSH Executive Management Team members at this meeting and received updates on several noteworthy matters, including;
  - A successful RFP for protecting prices of energy under contract for the next four years.
  - Certification of AUPE as the Union representing staff at Sundre Seniors Supportive Living Facility. Negotiations for the first collective agreement will be underway shortly.
  - Education and awareness program for greater understanding of AHS definitions for Supportive Living to be implemented.
  - MVSH continues to investigate and use STEP and Job Action programs for employment support when available.

### **Chinook Winds Lodge Residents Return Home**

- On September 26, 2017 MVSH and the Carstairs Community welcomed residents of Chinook Winds Lodge back home after their evacuation since June 20, 2017. A Welcome Back Home Tea was held for the Residents and Families on October 2, 2017.
- All remediation and outstanding facility work was completed during this intervening period with the grateful assistance of the Province, the Town of Carstairs, the MVSH Board, MVSH Project Management, Vendors and of course Insurance Companies.

### **Carstairs Campus Project - Capital Planning**

- The Board reviewed the preliminary business case for the Carstairs Campus Project for submission to Alberta Seniors and Housing.
- The Board Chair and Mayor of Carstairs will meet with Alberta Health Services Calgary Zone on October 30, 2017 in Carstairs to present the Carstairs Campus



Project concept and demand study to meet the care needs for seniors to stay in their communities.

### **Alberta Minister of Senior's and Housing**

- The Board is awaiting reports from the Minister and the Department on a Provincial Housing Strategy and the Regulations Review, both of which are expected by end of June 2017.
- The Board approved the submission of the MVSH 2018-2022 Business and Capital Plans to Alberta Seniors and Housing.

### **Foothills Lodge Repurposing Committee**

- The Repurposing Committee is chaired by Bruce Beattie, as Chair of MVSH and the Committee has met several times; with intentions to meet monthly to achieve a recommendation by June 2017.
- The Board reviewed the recommendations from the Foothills Lodge Repurposing Committee. The recommendations will be forwarded to the Minister as per the Terms of Reference. The Committee is hoping for a response from the Minister by early Fall 2017.

### **Long Term Planning – Campus Site Developments**

- The MVSH Board has clearly stated the priority for campus site developments is the Town of Carstairs campus project as this site having highest risk and highest need going forward.
- The priority order for campus site development projects was approved by the Board as 1) Carstairs, 2) Didsbury and 3) Olds.
- The Board's goal is to have campus concept plans in place for all three future projects and be ready for capital grant or capital funding as they come available.
- The Town of Carstairs is involved with MVSH in selection of serviced land sites and has been working with MVSH and the community on needs identification and community voice.
- In accordance with direction from the Board, MVSH Management continues to work with the Towns of Carstairs, Didsbury and Olds on campus site developments in their communities.



- The Board Chair, CAO and Capital Development Consultant will meet with each Municipality to ensure progress and engagement issues are addressed.
- A Facility Study is underway for assessment of all assets, campus sites and manors, for facility condition and for facility priority in the development of the MVSH long term capital plan.
- A new emergency back up generator has been approved and installed for Carstairs Chinook Winds Lodge, in addition to solutions for several other emergent capital issues which arose over the first half of the fiscal year.
- The Board has directed Management to undertake a Request for Interest (RFI) for architects and builders to short list preferred partners to be prepared as MVSH moves towards approval of future capital projects.

### **2018 Budget and 2018-2022 Business Plan**

- The Board approved assumptions and guidelines for development of the 2018 Budget and 2018-2022 Business Plan.
- The Board approved price increases for Lodge and Life Lease Residents to be effective January 1, 2017. The approved basic lodge accommodation and life lease rental rates will increase 5% while other fees and charges will increase accordingly to recover costs. Letters of notification are to be sent out to Family and Residents by September 30, 2017 and Family and Resident Meetings will be held in October 2017 to provide opportunity for discussion and feedback.
- The Board approved increase to the Municipal Requisition Request for 2018 by 5% for inflation and \$100,000 for recovery of carbon tax impact, which so far is not recoverable from the Province nor is it reimbursed by residents. This was communicated to stakeholder Municipalities before October 15, 2017 as required.

### **2<sup>nd</sup> Quarter 2017 Financial Statements and 2017 Budget Management**

- Lodge vacancy rates are minimal - MVSH has continued to maintain full occupancy. Waitlists exist for all lodges, with the expectation for occupancy to remain high going forward. Applications continue to be increasing.
- 2<sup>nd</sup> Quarter Financial Statements were received by the Board as information. At the end of June 30, 2017 there was a \$315,706 deficit for the Lodge Program which primarily was due to first year operations at the new Sundre Seniors Supportive Living Facility.



- 2017 Budget Management strategies have been put in place by Management to address the impact of the operating deficit for Sundre operations in 2017, as well as a review of all costs at all other sites and administration for the remainder of 2017.
- The annual Alberta Health Services (AHS) Hours Audit was approved by the Board.

### **Thank You to Current MVSH Board Directors and Alternate Directors**

- A special thank you was expressed by the Chair and by MVSH Management to the current Board Directors and Alternate Directors for the time, efforts, commitment and support for MVSH during their current Board tenure, since the last Election.
- Some Board Directors or Alternate Directors not running for re-election and we expressed best wishes to all those running for re-election.
- Municipal elections are scheduled for October 16, 2017 election and stakeholder Municipalities will appoint Directors and Alternate Directors as part of their organization meetings following the election.

### **Next MVSH Board Meeting**

- Our next regular Board meeting will be Thursday November 30, 2017 @ 6:30-9:00 PM at the MVSH Administration Offices, in Olds, AB.
- This meeting will be the organization meeting for the MVSH Board with the election of Chair, Vice Chair and appointment of Directors to Committees as this will be the first meeting of the Board after the October 2017 municipal elections.
- We expect some new Board Directors and Board Alternate Directors to be appointed so an orientation session for MVSH Board Directors and Alternate Directors will be held at a special session on Saturday, April 7, 2018 from 9AM - 1PM.

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