



Annual General Meeting

Thursday, November 26, 2020

Fire Rescue House, 154 Selkirk Ave, Winnipeg, MB
6:30 PM

Attendees:

Mark Fleming, NEHP, E.D.
Robin Kimball, NEHP
Carmen Bennett, General Public
Bill Dinsdale, ACU
John Hunt, NEHP Board
Kendra Bennett, General Public
Robert Plohman, Boone and Partners
Freda Gerry, General Public
Gary Saniuk, Caretaker at 183 Euclid

Carrol Haug, NEHP Board
Sterling Herntier, NEHP Board
Martin Johnson, FFBF
Carol Herntier, General Public
Cathie Buors, NEHP Board
Roxane Dorvault, NECRC
Wayne Gerry, NEHP Board
Guy Arnel, AAA Poker

Meeting called to order at 6:45 pm.

1. Welcoming Remarks.

- Mark welcomes and thanks everyone for attending the AGM via Zoom. He also goes over a quick tutorial on how to use the main features of the Zoom app.
- Sterling Herntier takes over the meeting and would like to acknowledge the passing of Ron Chartrand who was with the MMF and was involved with North End Housing Project Inc. and also appointed a couple board members.
- Sterling would like to appoint Mark Fleming as Chairperson of the 2020 NEHP AGM.

2. Appointment for Chairperson 2020 AGM

Motion #1 - To appoint Mark Fleming as Chairperson of the 2020 NEHP AGM.

Moved by Sterling Herntier

Second by Wayne Gerry

Carried

- **Mark would like to make a quick introduction of the NEHP staff and Board.**

- **Sterling Herntier – President**
- **John Hunt – Treasurer**
- **Thomas Parenteau – Secretary**
- **Cathy Buors – Director**
- **Carroll Haug – Director**
- **Wayne Gerry – Director**
- **Mark Fleming – Executive Director**
- **Robin Kimball – Housing Portfolio Manager**
- **Gail Robinson - Bookkeeper**

3. Appointment for Minute Taker

Robin Kimball is appointed as minute taker for the AGM

Motion #2 – To appoint Robin Kimball as the minute taker for the 2020 AGM.

Moved by John Hunt

Second by Carroll Haug

Carried

4. Approval of Agenda

Motion #3 – To approve the 2020 NEHP AGM Agenda as presented

Moved by Wayne Gerry

Second by Cathy Buors

Carried

5. Approval of the 2019 NEHP AGM Minutes

- Mark Fleming read the minutes to the assembly.

Motion #4 – To approve 2019 NEHP AGM Minutes

Moved by Sterling Herntier

Second by Martin Johnson

Carried

6. Review of 2019-2020 Financial Statements and Auditor's report

- Presented by Robert Plohman of Booke & Partners Chartered Accountants. He went through the statements with those in assembly.
- Independent Auditor's Report
- Statement of Operations page
- Net rental revenue was up from \$57,890 to \$75,777
- Texas Hold 'em generated over \$20,000
- Meeting costs and miscellaneous costs were down
- Office expenses were up, bookkeeping and professional fees
- Rental income was up around \$11,000 over the year.
- Loan forgiveness is non-cash
- Repairs and maintenance were down
- Page 4 of the financial statements; Net asset position of \$95,000
- Prepaid expenses include insurance
- Total assets of 1,306,519 Million Dollars.
- Loan owed to CMHC remains at \$14,521
- Long term det balance has dropped to just over \$700,000
- Note 5: shows the continuing decrease in loans owed to CMHC
- Note 10: Money that has been provided for purchasing assets

Motion #5 – To accept 2019-2020 NEHP Audit as presented

Moved by John Hunt

Second by Martin Johnson

Carried

7. Appointment of Auditor for April 2020 to March 2021 Fiscal Year

Motion # 6: To re-appoint Booke & Partners Charter Accountants as Auditor for NEHP's 2020-2021 Fiscal year

Moved by John Hunt

Second by Sterling Herntier

Carried

8. NEHP Executive Directors Report

- Welcome to the 2020 NEHP AGM. This past year was different for us here as the COVID-19 Pandemic caused many new and interesting challenges as I am sure most of you know.

- As NEHP is a small organization, I felt that we were well equipped to weather the pandemic and work through it. Myself and Robin as the only 2 full time staff decided early on that we would continue to work full time and do our best to limit our face to face contact with our tenants, contractors, community contacts as well as our own board members.
- Some of our initial fears were how the pandemic would affect our rent collection...
- Over the last 8 years, NEHP has spend close to \$500,000 to improve our housing stock. The improvements include everything from roofs, windows, doors, paint, flooring and security improvements. We are very thankful to the City of Winnipeg for providing NEHP with over \$300,000 of improvement grants over the last six years.
- Our Rental Subsidy Agreement with Manitoba Housing allows us to provide much-needed rental subsidies to low income families and individuals. We continue to utilize the 28 rental subsidies that can be moved between all of our units. The flexibility allows us to fully utilize the rental subsidies and provide more subsidized housing opportunities.
- The Government of Manitoba mandate to transition its housing portfolio to non-profit housing organizations is an ongoing process. The Manitoba Non-Profit Housing Association has been asked to assist Manitoba Housing with the “Social Housing Transformation” and have received...
- Our 2019-2020 fiscal audit is now complete and as you heard form the Auditor, that NEHP had another good audit. I would like to thank our Auditor, Robert Plohman and Booke & Partner Chartered Accountants for their continued work and assistance that they provide to NEHP. We would also like to thank....
- We had started a new Texas Hold ‘Em fundraiser in partnership with AAA Poker. This new fundraiser has raised over \$10,000 before we had to close it down this past March due to COVID-19. We are planning to restart this great fundraiser once we can safely do so. The majority of the money that was raised has been used to renovate and support the Fire Rescue House. He would like to thank Guy and his AAA Poker team for all their work starting and growing this fundraiser.
- We had a summer student this year that helped us with everything from Yard work, filing, cleaning, organizing and was a big plus to the team this summer.
- NEHP goals for the next year are to;
 - Continue to improve the housing portfolio.
 - Find new ways to generate revenue

- Grants from foundations
- Relaunch our fundraiser
- Continue to improve rent collection
- Continue to support and educate tenants to ensure long term tenancy
- Explore new ways to increase our capacity
- Mark would like to thank the following.....

Motion # 7: To accept the Executive Director's Report as presented

Moved by Sterling Herntier

Second by John Hunt

Carried

9. Questions and Answers

-Martin Johnson was wondering if there is any funding available from the government to support non-profit housing through the COVID-19 Pandemic.

-NEHP were able to save a bit of money with remittance to CRA

-Martin Johnson says that the Fire Department has a bunch of Fire Alarms that we could potentially access.

10. Closing Statements made by the Chair

Mark thanks everyone for coming

11. Call for Door Prizes and Adjournment of the 2020 AGM

Motion # 8: To adjourn meeting

Moved by Sterling Herntier

Meeting adjourned at 7:19pm