



Annual General Meeting

Thursday, October 7, 2021
154 Selkirk Ave, Winnipeg, MB
5:30 PM

Attendees:

Mark Fleming, NEHP, E.D.
Robin Kimball, NEHP
Kendra Bennett, General Public
Robert Plohman, Booke and Partners
Freda Gerry, GP
Gary Saniuk, Caretaker at 183 Euclid
John Hunt, NEHP BOD
Bill Dinsdale, ACU
Martin Johnson, FFBF

Carrol Haug, NEHP BOD
Sterling Herntier, NEHP
Nathan Kimball, GP
Wayne Gerry, NEHP BOD
Joanne van Tongeren, GP
Heather Hunt, GP
Martin Kimball, GP
Ivan Fleming, GP

Meeting called to order at 5:30 pm.

1. Welcoming Remarks.

- Mark welcomes and thanks everyone for attending the AGM via Zoom. We are acknowledging that we are in Treaty 1 territory. (See Slide)
- Sterling would like to appoint Mark Fleming as Chairperson of the 2021 NEHP AGM.

2. Appointment for Chairperson 2021 AGM

Motion #1 - To appoint Mark Fleming as Chairperson of the 2021 NEHP AGM.

Moved by Sterling Herntier

Second by Carroll Haug

Carried

-Mark welcomes everyone to our virtual AGM via Zoom. Does a quick review on how to use the Zoom application. If you have any questions please ask at the end of each segment. This meeting is being recorded

- **Mark would like to make a quick introduction of the NEHP staff and Board.**
 - **Sterling Herntier – President**
 - **John Hunt – Treasurer**
 - **Thomas Parenteau – Secretary (not present)**
 - **Cathy Buors – Director**
 - **Carroll Haug – Director (not present)**
 - **Wayne Gerry – Director**
 - **Mark Fleming – Executive Director**
 - **Robin Kimball – Housing Portfolio Manager**
 - **Gail Robinson – Bookkeeper**
- **Intro’s for everyone on the zoom call, Bill Dinsdale, Martin Johnson, if anyone else would like to introduce themselves, they can do so at any time.**

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 2021 AGM.

Moved by Wayne Gerry

Second by Carroll Haug

Carried

4. Approval of Agenda

Motion #3 – To approve the 2021 NEHP AGM Agenda as presented

Moved by Sterling Herntier

Second by John Hunt

Carried

5. Approval of the 2020 NEHP AGM Minutes

- Mark Fleming read the minutes to the assembly.
- Martin Johnson asks if we are still doing chase the ace fundraiser, NEHP are going to be starting up our Texas Hold ‘em fundraiser as soon once we are able to.

Motion #4 – To approve 2020 NEHP AGM Minutes

Moved by Sterling Herntier

Second by Wayne Gerry

Carried

6. Review of 2020-2021 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
- They are issuing a clean audit report. As of March 31, 2021
- Refer to page 3, Statement of Operations page
- Net rental revenue was increased up to \$105,000
- This is partly due to page 4, less was spent on maintenance
- Total revenue was \$109,000
- Total
- Increase in memberships, due to zoom and grant advance, and MNPHA
- Insurance was consistent
- Miscellaneous expenses were down
- Professional fees were lowered by \$1000 from the auditors
- Salaries and benefits were up slightly
- Travel expenses were down
- NEHP had applied for the \$60,000 loan (\$20,000 forgivable as long as the \$40,000 is repaid by December 2022) this \$20,000 is to be recognized as income
- Operations
 - Total revenue is down to \$455,280
 - Amortization is \$120,496
- Refer back to page 4
 - Last years report there was a \$95,506
 - Any repairs done to the portfolio are not reflected in the audit
 - Portfolio (property and equipment \$1.2 Million Dollars)
 - Loan payable of \$14,521 (CMHC regarding the sale of 138 Lisgar) to be careful this is still listed as a liability (Lawyers should have dealt with this at the time of the sale)
 - Operations have an excess of \$129
 - Net cashflow increased up to
- Page 10
 - RRAP loans that will be coming off the books in the next couple of years
- Note 7 provides details of those outstanding mortgages
- When a loan matures, the full amount needs to be added to the audit as a liability, even though it will be renegotiated at that time
- Page 13
 - Changes to

- Taking questions at this time.
- We met earlier in the year to help move the audit along

Motion #5 – To accept 2020-2021 NEHP Audit as presented

Moved by John Hunt

Second by Sterling Herntier

Carried

7. Appointment of Auditor for April 2021 to March 2022 Fiscal Year

Motion # 6: To re-appoint Boone & Partners Charter Accountants as Auditor for NEHP’s 2021-2022 Fiscal year

Moved by John Hunt

Second by Sterling Herntier

Carried

8. NEHP Executive Directors Report

- Welcome to the 2021 NEHP AGM. This has been a difficult year dealing with the Covid-19 Pandemic
- Rent collection and difficulties removing bad/delinquent tenants have been an ongoing issue when dealing with our portfolio
- Between the pandemic and the increase of drug use have had a large impact on our tenants and our portfolio
- Over the last 9 years, NEHP have spent close to \$530,000 to improve our housing stock. We are very thankful to the City of Winnipeg for their contribution over \$330,000 of that.
- We had started a new Texas Hold em fundraiser in partnership with AAA Poker.
- Goals over the next year
 - Continue to improve the housing portfolio
 - Stabilize revenue base
 - Relaunch our fundraiser
 - Continue to improve rent collection and accumulation of tenant areas.
 - Continue to support long term tenancies
- Mark would like to thank our partners, Bill Dinsdale from ACE for their continued support of NEHP

- Martin Johnson was wondering if we have charitable status and are receiving our GST rebates. Yes we are.
- Martin Johnson was also asking about our fundraisers, we are only running our Texas Hold 'Em. Martin Johnson and the Firefighters Burn Fund were running a chase the ace fundraiser at the St. Boniface Hotel that they also had to shut down due to the pandemic and they currently have a \$7,000 balance that is just sitting there at this time.

9. Questions and Answers

10. Closing Statements made by the Chair

Mark thanks everyone for coming

11. Call for Door Prizes and Adjournment of the 2021 AGM

Motion # 8: To adjourn meeting

Moved by Sterling Herntier

Meeting adjourned at