



Annual General Meeting

Wednesday, October 12 2022
154 Selkirk Ave, Winnipeg, MB
6:15 PM

Attendees:

Mark Fleming, NEHP, E.D.
Robin Kimball, NEHP
Tammy Herntier, General Public
Bill Dinsdale, ACU
Wayne Gerry, NEHP Board
Kendra Bennett, General Public
Robert Plohman, Booke and Partners
Chris Miller, General Public

Carrol Haug, NEHP Board
Sterling Herntier, NEHP Board
Martin Johnson, FFBF
Chelsie Hirsch, General Public
Nathan Kimball, General Public
Martin Kimball, General Public
Esther Haug, General Public
Ivan Fleming, General Public

Meeting called to order at 6:15 pm.

Welcoming Remarks.

- Mark acknowledges that we are on treaty 1 territory and 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
- Sterling would like to appoint Mark Fleming as Chairperson of the 2022 NEHP AGM.

1. Appointment for Chairperson 2022 AGM

Motion #1 - To appoint Mark Fleming as Chairperson of the 2022 NEHP AGM.

Moved by Sterling Herntier

Second by Martin Johnson

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

2. 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 2022 AGM.

Moved by Martin Johnson

Second by Wayne Gerry

Carried

3. Review and Approval of Agenda

Motion #3 – To approve the 2022 NEHP AGM Agenda as presented

Moved by Sterling Herntier

Second by Wayne Gerry

Carried

4. Review and Approval of the 2021 NEHP AGM Minutes

- Mark Fleming read the minutes to the assembly.

Motion #4 – To approve 2021 NEHP AGM Minutes

Moved by Carroll Haug

Second by Sterling Herntier

Carried

5. Review of 2021-2022 Financial Statements and Auditor's report

- Presented by Robert Plohman of Boone & Partners Chartered Accountants. He went through the statements with those in assembly.
- Issuing a clean audit for 2021-2022 Fiscal year
- \$37,000 from the city of Winnipeg in the form of grants
- \$4,800 from the MMF in the form of grants
- Advertising and promotions \$
- Dues and memberships
- Insurance costs were consistent
- Meetings were down to \$2,000
- \$2,500 was a miscellaneous expense for a board up permit for 326 Selkirk Ave
- Boone and partners fees were reduced by \$1,000
- \$170,000 for expenses for the year
- Rental income was down slightly over the year
- \$81,000 deferred forgiveness from the CMHC RRAP loans
- \$117,000 amortization
- Property tax was down just under \$2,000
- Net income \$106,000
- Started the year with a surplus of \$62,000, after
- Cash balance \$53,000
- Property and equipment has been depreciated to \$1,091,791 at March 31, 2022
- Current portion of long term debt has jumped to \$565,082 from \$204,320 this is because some short term debt has been moved to long term
- Liabilities decreased from 1.153 Million down to 1.050 million this year
- Operations generated positive cash from
- Note that this was a down year continuing with the Covid-19 pandemic

Motion #5 – To accept 2021-2022 NEHP Audit as presented

Moved by Sterling Herntier

Second by Martin Johnson

Carried

6. Appointment of Auditor for April 2022 to March 2023 Fiscal Year

Motion # 6: To re-appoint Boone & Partners Charter Accountants as Auditor for NEHP's 2022-2023 Fiscal year

Moved by Sterling Herntier

Second by Martin Johnson

Carried

7. NEHP Executive Directors Report

- Welcome to the 2022 NEHP AGM. We faced many issues over the last year still working through the Covid19 pandemic
- We have had to deal with a long standing vacancy and multiple break ins with major damage to the property (completely ripped out water lines and electrical and many holes in the walls, garbage and human waste in the house the needed to be removed.
- We relaunched the NEHP Texas Hold 'em fundraiser on June 11, 2022 once again with the AAA poker tour. The fundraiser is being held at Flea Whiskeys Billiard Club
- We host tournaments on the following days, Tues and Thurs and then we have a larger tournament hosted every Saturday
- We aren't planning on continuing the chase the ace fundraiser as it wasn't raising much money and the Texas Hold 'em fundraiser is currently very successful
- NEHP is working hard to collect arrears and working with programs such as "Manitoba helps" rent bank for tenants to receive a no interest loan to repay overdue rent to keep them housed.
- Over the last 10 years, NEHP has spent close to \$570,000 to improve our housing improvements including everything from roofs, windows, doors, painting, flooring and other improvements. The city of Winnipeg has provided \$370,000 in grants for improvements.
- Our rental subsidy agreement with Manitoba Housing allows us to provide much needed help to 28 units to subsidize rent and make housing more affordable in our units.
- We re-hired our summer student for a second summer that the MMF has provided another grant for for the 10 weeks that she was working for us.
- NEHP goals for the next year
 - Continue to improve the housing portfolio
 - Stabalize the revenue base
- Mark would like to thank Bill Dinsdale from ACU for his continued support and belief in NEHP
 - City of Winnipeg, and Noah Yauk for their ongoing grant support
 - Manitoba Housing for the rental subsidies
 - Manitoba Non Profit Housing Association for their non profit housing advocacy

- Joe Opiola, Tyler Filz and Guy Arnal of AAA poker tour for their support with the Texas Hold 'Em Tournaments
- NEHP Board of directors and Robin for their continued support and hard work for NEHP.
- Corydon Hardware Building services
- Rogers Plumbing and Drain

8. Questions and Answers

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9. Closing Statements made by the Chair

Mark thanks everyone for coming

10. Call for Adjournment of the 2022 AGM

Motion # 7: To adjourn meeting

Moved by Sterling Herntier

Meeting adjourned at