



# **DRAFT MINUTES**

2017 Annual General Meeting  
November 15, 2017

**Garden Room 2, Coast Plaza Hotel and Conference  
Calgary, AB**

## **1.0 Call to Order**

Chair Wendy Jabusch called the Annual General Meeting to order at 2:35 p.m. The notice of the meeting was served in accordance with the BILD Alberta by-laws. The quorum is present and I would like to call the 1st Annual General Meeting to order.

In future, the Annual Meeting of Members will be held each year, in accordance with the Association's Bylaws, to review its financial status and report the successes of the year past. Each member company has a right to vote in person or appoint a proxy. Chair Jabusch noted that as this is the first Annual General Meeting of the members there are no minutes or financial reports to approve.

## **2.0 Chair's Report**

Chair Jabusch updated members on the activities of the association since CHBA – Alberta and UDI Alberta amalgamated on July 12, 2017 becoming the Building Industry and Land Development Alberta Association. While BILD Alberta has been going through a 120 day transition period, the association has been hard at work to ensure that we are continuing to move forward on important initiatives. **Report Attached**

## **3.0 Chief Executive Officer's Report**

Chief Executive Officer Donna Moore thanked the Transition Board and the BILD Alberta staff for their ongoing support and introduced Carmen Wyton, incoming CEO.

## **4.0 Financial Report**

### **4.1 Financial Status**

Chief Executive Officer Donna Moore presented a review the current financial status for information only.

## 4.2 Appointment of Accountant of Record for Annual Financial Review for the 2017-2018 Fiscal Year

Treasurer Scott presented

### MOTION

**WHEREAS** The BILD Alberta by-law 19 states The Members at the Annual General Meeting shall appoint annually a Chartered Accountant, or other qualified accountant to perform the accounting reviews or audit of the books and records and report thereon to BILD Alberta, at the next Annual General Meeting.

**THEREFORE BE IT RESOLVED**, that BILD Alberta appoints Deloitte LLP as the accountant of record for BILD Alberta for the fiscal year ending June 30, 2018.

**Moved by:** Tally Hutchinson

**Seconded by:** Kurt Paterson

**Result:** Approved

### 5.0 Nominating Committee Report

Chair Jabusch presented that the BILD Alberta Transition Board nominating committee presented a slate of 5 directors on September 15th, 2017 in Jasper Alberta at the BILD Alberta Fall Conference. Nominations were then closed.

#### 1.1 Election of Officers

Chair Jabusch presented the 5 directors to be elected:

- Wendy Jabusch, Sr. Vice President, Edmonton Homes, Brookfield Residential
- Ryan Scott, President and CEO – Avalon Master Builder, Calgary
- Patrick Shaver, President – Avilla Developments Ltd. Edmonton
- Cameron Naqvi, Executive Vice President – Cameron Development Corp. Edmonton
- Tim Logel, President and Co-Founder – Cardel Lifestyles, Calgary

**THEREFORE BE IT RESOLVED**, that the slate of 5 directors as presented by the nomination committee to serve for 1 year commencing today.

**Moved by:** Ian Nash

**Seconded by:** Rob Whitten

**Result:** Approved

Chair Jabusch congratulated the 5 elected directors and stated that they would join the appointed directors to form the Board of Directors for BILD Alberta. As per the by-laws the officers will be elected at the first board meeting following the AGM which will occur later on November 15, 2017.

Chair Jabusch then announced the appointed directors:

- Darryl Conroy, BILD Calgary Region
- Jill Huber, BILD Calgary Region
- Randy Meise, UDI Cold Lake
- Laurie Scott, UDI Edmonton
- Colin Wiebe, CHBA - Edmonton Region
- Scott Pravitz, UDI Grande Prairie
- Jeff Johnston, CHBA – Grande Prairie Region
- Trent Purvis, UDI Lethbridge
- Angela Cornforth, CHBA – Lethbridge Region
- Rob Whitten, CHBA - Medicine Hat
- Steve Bontje, CHBA – Central Alberta
- Gilles Huizinga, UDI Wood Buffalo

#### **6.0 Other Business**

None

#### **7.0 Adjournment**

Chair Jabusch asked for a motion that the 1<sup>st</sup> AGM of BILD Alberta be adjourned.

**Moved by:** Patrick Shaver

**Seconded by:** Ryan Scott

**Result:** Approved

The 2017 Annual General Meeting adjourned at 3:05 p.m.

## Chair's Report - 2017 BILD Alberta AGM

BILD Alberta is highly focused on advocacy with the number one piece of business being the Municipal Government Act and City Charters. On Thursday October 26, the Province finalized and proclaimed some of the regulations associated with the MGA. The proclamation included regulations for:

- Off-Site Levies;
- Subdivision & Development;
- Intermunicipal Collaboration Frameworks; and
- Growth Management Boards for Calgary and Edmonton.

BILD Alberta Staff and the MGA Review Committee will be reviewing the revised regulations in detail in the coming weeks. While the Off-Site Levies Regulation has been proclaimed, work is still occurring on the Provincial Transportation Levy and accountability measure associated with all new levies.

Remaining MGA regulations include:

- The Transportation Levy and some accountability measures associated with the Offsite Levies Regulation;
- Inclusionary Housing;
- Community Organization Property Tax Exemption Regulation or COPTER;
- Municipally Controlled Corporations; and
- City Charters.

We have spent countless volunteer and staff hours on this file, which impacts our industry every day. Our central efforts are to elevate the profile of the MGA in the minds of decision makers and increase the pressure on them to revisit details in the regulations. Our letter to MLAs seems to have had some effect, with several going to the Municipal Affairs Minister directly to voice concern. The messages included have caused some to either revisit the wording in the regulations, or question why BILD

Alberta has concluded what we have. This outcome is not a turnaround, but it does give the opportunity for more discussion and work on key items. We will continue to apply pressure while being mindful of opportunities and challenges ahead. A recent meeting with the Minister's Chief of Staff shows progress on some fronts and continued inactivity on others. We have also expanded our conversations to other Ministries and committees.

Beyond the MGA, the association has worked on many other items important to our members.

Earlier this month, amendments to the New Home Buyer Protection Act that make up the Builder Licensing portion have been proclaimed by the Province. The regulation is intended to be largely administrative, with a further Operating Policy and Application Form still in development with our input.

- Provisional licensing will take effect on December 1 – this means that members who have registered at least two homes in the past two years with the New Home Buyer Protection Office will be contacted directly to set up the provisional license. Others in the system will also be contacted.
- Full implementation is set for May 2018. This transition period will allow for builders to become informed, set up in the registry, and identify any problem areas that need to be corrected before full implementation
- The fee will be \$600 for the first year and \$500 each year thereafter
- Two classes of licensing are outlined – a developer license and general contractor license
- Qualifications are minimal
- The disclosure requirements draw heavily from what is in the past NHBP legislation and add some individual disclosure as well as elements such as disclosing affiliated building corporations
- There is also an administrative penalties provision for violations of the Act

The Association has turned Municipal Affairs' attention to crucial issues surrounding Building Codes including:

- Working on a residential advisory and working group in Municipal Affairs;
- Advocating for ONE provincial building code; and
- Ensuring our members' expert knowledge is used.

Phase 1 of the Condominium Act Regulations has been approved. This is the conclusion of a multi-year process that saw both consultation and extensive regulatory work with a group of stakeholders including ourselves, realtors, condo owners, lawyers and others. Rules will require developers to:

- Give a final move-in date that must be met but can be set flexibly;
- Give a realistic estimate of condo fees that a buyer can expect to pay based on budget projections while allowing for inflation and other cost changes;
- Include more information in the contract like floor plans and finishes;
- Hold buyers' deposits in trust with a lawyer while condos are being built; and
- Provide more information to the first elected condo board.

The government will be able to investigate any breaches of the act and issue fines where necessary.

BILD Alberta's Condominium Act Working Group provided extensive input and has been tapped in during the consultation process. It appears as though our input remains in the regulation, but our Working Group is reviewing them in detail to ensure that is the case.

On Climate Leadership, the association has successfully focused Alberta Environment onto existing homes and renovation/retrofitting.

- Our performance as a leading industry in energy efficiency is known by government and we're currently working with Energy Efficiency Alberta on initiatives that will clearly show the advantages of new homes and retrofitting existing homes.
- While challenges lay ahead relating to energy codes, our relationship with decision makers relating to environmental matters has strengthened considerably and we'll be at the table all discussions ahead.

Moving on to safety, BILD Alberta has made a submission on the recommendations put forth by the WCB review panel has been sent. The main issues addressed were as follows:

- Whether to redistribute the 2016 and future surplus monies
- Issues around a mandatory return to work policy and the requirement to keep workers on an extended benefits plan while injured
- The ability for workers to choose their own treating physician and health professionals

BILD Alberta has asked that we continue to be recognized and consulted as a major stakeholder. The Government of Alberta has also launched a review into Alberta's occupational health and safety system and BILD Alberta provided a submission on the Association's behalf.

Significant work has been done in the past year to be more assertive in our advocacy. This has seen the Association positioning itself in a position to push harder on key issues for our industry. We are always finding a balance between being a positive contributor to discussions with government, and putting them on notice when things have taken a wrong turn. The Association will continue making noise and grow our capacity to be more assertive.