



DRAFT MINUTES

2021 Annual General Meeting

October 6, 2021

Virtual Via Zoom

Call to Order

Chair Paul Boskovich called the 5th Annual General Meeting to order at 3:00 p.m. The notice of the meeting was served in accordance with the BILD Alberta By-laws. A quorum was present consisting of 98 members in good standing.

1.0 Approval of 2020 AGM Minutes

The Minutes of the 2020 AGM was distributed with the notice of the 2021 AGM.

Motion:

Be it resolved that:

The minutes of the 2020 Annual General Meeting be adopted as distributed.

Moved by: Sandra Young, Pacesetter Homes

Seconded by: Patrick Shaver, Avillia Developments

Carried

2.0 Board Chair's Report

Paul provided a synopsis of the past years work done by the staff and board of BILD Alberta.

An interesting year filled with a continuation of economic and pandemic challenges were immense and put a dramatic impact on our industry in the last year with a successful year in the residential construction industry. With things opening up everyone was able to get a reprieve and take some well-deserved vacations.

3.0 Executive Director's Report

Reflecting on the past year, I think we could sum it up with unexpected confidence mixed with some renewed hope. Alberta's overall market conditions remained positive with new home starts higher than anticipated when the pandemic began.

Thanks to all our local associations and in particular our members for their dedication to safe work practices through this period. This allowed us to continue building homes and communities during a time when uncertainty surrounded almost every other aspect of the economy. It has been incredible to see members embrace the opportunities the past year presented and overcome the obstacles while continuing to create communities, build quality homes and professional renovations for Albertans to call home.

Throughout the past year, BILD Alberta pressed on advocating for members with submissions to government related to Tiered Energy Codes, Offsite Levies, Prompt Payment, and Red Tape Reduction

recommendations. In November, we announced that the Government of Alberta would be implementing several of BILD Alberta's recommendations related to Off-Site Levies, Municipal Reserves and Building Assessment Reports. These changes are a result of years of advocacy and represent significant improvements that will benefit all members.

BILD Alberta continues to expand our outreach and advocacy efforts to various government ministries including Alberta Transportation and Alberta Environment and Parks. It remains important that BILD Alberta is at the table to represent the industry on provincial matters that impact residential construction and land development.

We value your ongoing support and will continue to keep you informed of our priorities on our advocacy webpage and in our newsletter. We look forward to serving members as we work through these times together to build a better industry for all.

4.0 Financial Report

a. Financial Status

BILD Alberta's fiscal year 2020-2021 came to an end with a full year operating in a pandemic. Revenues came in significantly higher than budgeted with expenses coming well below budgeted. Revenues were higher than the approved budget due to:

- Significantly higher membership fee revenues than anticipated.
- Receipt of \$103k from the Canadian Emergency Wage Subsidy, Canadian Emergency Business Account and Canadian Emergency Rent Subsidy.

Expenses for the year came in less than budgeted:

- Delays in hiring.
- Cancellation of spring 2021 Conference without penalty.
- Dissolution of office lease without penalty.
- No significant rent obligations from November through year-end (July 1).
- No in person travel or hosting of in person events.

BILD came out of fiscal 2021 in a very strong liquidity position. There was \$394K of cash in the bank and we held \$1.3M of short-term investments. Accounts receivables were up compared to 2020 at \$265K due to the 2021 Awards (will be received by September 2021) and outstanding Membership Dues (anticipated receipt September 2021). The year-end liabilities were modest with accounts payable coming in at \$38K.

Motion:

Be it resolved:

That the financial statements for BILD Alberta Association for the fiscal year 2020-2021 be approved as presented.

Moved by: Sandra Young, Pacesetter Homes **Seconded by:** Patrick Shaver, Avillia Developments
Carried

b. Appointment of Accountant of Record for Annual Financial Review for the 2021-2022 Fiscal Year

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.

Motion:

Be it resolved:

That St. Arnaud Pinsent Steman Chartered Professional Accountants be appointed as the accountant of record for the BILD Alberta fiscal year ending June 30th, 2022 or other date as determined by the Board of Directors.

Moved by: Sandra Young, Pacesetter Homes **Seconded by:** Patrick Shaver, Avillia Developments
Carried

5.0 Nominating Committee Report

In accordance with the by-laws of the association, a Nominating Committee consisting of myself, Dhruv Gupta, Fraser de Walle and our ED Scott Fash.

All candidates presented on this slate are a representative of a member company in good standing.

Marissa Koop from B&A Planning Group is recommended for a 2-year term commencing today.

The directors that were elected at the 2020/2021 AGM will be moving to their 2nd Year of their 1st Term:

- Chris Plosz, President, Section23 Developments
- Dhruv Gupta, President, Akash Homes
- Sandra Young, Vice President, Pacesetter Homes Edmonton
- Fraser de Walle, SVP, Marsh Canada, will be entering the 2nd Year of 2nd term

MOTION: I would like to move that Marissa Koop as presented by the nomination committee serve. Could someone please move the motion?

Moved by: Patrick Fraser, Avillia Developments **Seconded by:** Jenny Pon, Grant Thornton
Carried

2021/2022 Appointed Directors:

- Mark Wynker, BILD Calgary Region
- James Robertson, BILD Calgary Region
- David Kunst, BILD Lethbridge Region
- Steve Engman, BILD Lakeland Region

- Susan Keating, UDI Edmonton Region
- Sydney Bonds, CHBA - Edmonton Region
- Scott Pravitz, CHBA – Grande Prairie Region
- Rob Whitten, CHBA - Medicine Hat
- Tyler Hansen, BILD Central Alberta
- Steve Auty, BILD Wood Buffalo

6.0 Other Business

None

Adjournment

Paul asked for a motion that the 5th AGM of BILD Alberta be adjourned.

Moved by: Patrick Shaver, Avillia Developments

Carried

The 2021 Annual General Meeting adjourned at 3:30 p.m.