

21st

Senior Housing Cooperative Conference

Better Together



May 22-23,
2024



DoubleTree by Hilton Bloomington – Minneapolis South Hotel
7800 Normandale Boulevard
Minneapolis, Minnesota

PRESENTED BY

CDS | Cooperative
Development **Services**
Where cooperation is at work, communities prosper.

SCF
SENIOR COOPERATIVE FOUNDATION

WEDNESDAY, MAY 22

7:30-8:30 am	Registration, Continental Breakfast & Networking	FOYER W/C
8:30-8:45 am	Welcome and Conference Overview Tom Davis, Chair, CDS SHC Council & Board President, Summerhill Co-op of Maplewood Kevin Edberg, Executive Director, Cooperative Development Services	BALLROOM WEST & CENTER
8:45-9:15 am	Demographics Senior Housing demographics - number, locations, size, age, and new development. Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview	BALLROOM WEST & CENTER
9:15-10:15 am	Cooperative Living - What? Why? How? Cooperative living is a lifestyle. What does lifestyle mean, why it is important and how do you develop a meaningful lifestyle? Topics include building community within a cooperative, member participation and involvement, mutual acceptance, and guiding principles. Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview	FOYER W/C
10:15-10:30 am	Networking Break – Coffee/Refreshment	BALLROOM WEST & CENTER
10:30-11:45 am	Empowered Living Through Community What senior housing cooperatives have done to build a sense of community. Explain how cooperatives build a culture that involves members and how co-ops grow participation and support of volunteers. Will define board, committee and member roles and provide examples on constructive resolution to conflicts. Mary Ann Tellers, former board member and President, Aquila Commons Co-op, St. Louis Park Jill Weber, Manager, Parkway Co-op of Burnsville Patty Schopp, Member Services Coordinator, Gramercy Park Co-op at Lake Shore Drive, Richfield	BALLROOM WEST & CENTER
11:45 am-1:15 pm	Lunch & Awards Ceremony Senior Cooperative Foundation Awards Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview	BALLROOM WEST & CENTER
1:15-2:00 pm	“Who Cares About Robert?” A lighthearted skit using Robert’s Rules of Order presented by members and staff of Applewood Pointe Eagan including Ben Coons, Tom Egan, Tom Kopacek, Jill Pink, Jennifer Rutschke, and Sandy Thompson. Sandra Thompson, Board Treasurer, Applewood Pointe Co-op of Eagan	BALLROOM WEST & CENTER
2:00-3:00 pm	HUD Update Minneapolis Housing and Urban Development (HUD) operations and items of interest for Senior Housing Cooperatives, financed through HUD. Laura Simpson, Asset Management Division Director, HUD, Minneapolis – invited pending approval	FOYER W/C
3:00-3:15 pm	Networking Break – Coffee/Refreshments	BALLROOM WEST & CENTER
3:15-4:15 pm	Best Practices in Maintenance at your Senior Housing Co-op The panel will address maintenance related issues for cooperative boards and staff. John Callahan, Director of Maintenance, Ebenezer Management Services, Minneapolis Charlie Padula, Maintenance Engineer, Applewood Pointe Co-op of Champlin Moderator: Dawn Munce, Director of Management Services, Realife Management Services, Apple Valley	BLOOMINGTON & FOYER
4:15 pm	Social Reception and Sponsor Interaction	BALLROOM WEST & CENTER

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THURSDAY, MAY 23

7:30-10:00 am	Registration – Continental Breakfast & Networking	FOYER W/C
8:15-9:45 am	<p>Managers-only Meeting (Optional)</p> <p>An open forum for senior housing cooperative managers to discuss challenges and potential solutions with their peers.</p> <p>Barb Blumer, Attorney, Barb Blumer Law, P.A., Eagan Vicky Chaput, Office & Program Manager, Cooperative Development Services, Eagan</p> <p>Board Officer & Committee Member Networking Session (Optional)</p> <p>Join small, informal networking discussions for board officers and committee members to share information and best practices. Individual tables will be labeled for specific officer positions and various committee types. This year's specific topics for discussion will be determined through attendee input.</p> <p>Moderator: Nadette Waligora, Director of Homeowner Associations, Ebenezer Management Services, Edina</p>	BLOOMINGTON
9:45-9:55 am	Networking Break & Refreshments	FOYER W/C
9:55-10:00 am	<p>Welcome & Announcements</p> <p>Tom Davis, Chair, CDS SHC Council & Board President, Summerhill Co-op of Maplewood</p>	BALLROOM WEST & CENTER
10:00-11:15 am	<p>The Changing World and Challenges of Insurance</p> <p>Budgeting, deductibles, HO6, EV charging, preventative maintenance and much, much more. Includes information on loss damage assessment from both the board and members' perspectives.</p> <p>Laura Hern, Commercial Risk Management Specialist, Lutheran Trust, Willmar John Callahan, Director of Maintenance Services, Ebenezer Management Services, Edina</p>	BALLROOM WEST & CENTER
11:15-11:45 am	<p>Certificate Titling – Plan Now to Avoid Future Issues</p> <p>Addresses estate planning for cooperative shares. Explore risks of holding a share in one person's name; the concept of TOD or trusts; and pitfalls of inadequate or no planning.</p> <p>Dan Greenstein, Attorney, Greenstein Sellers, PLLP, Minneapolis Moderator: Nadette Waligora, Director of Homeowner Associations, Ebenezer Management Services, Edina</p>	BALLROOM WEST & CENTER
11:45-12:45 pm	Networking Lunch & Close of Silent Auction	FOYER W/C
12:45-1:45 pm	<p>Fair Housing Discussion</p> <p>We'll delve into some of the more common fair housing issues arising in senior co-ops. Discover how fair housing laws relate to animals, failures to maintain units, requests for accommodations and modifications, as well as inappropriate or dangerous conduct, and other common occurrences in senior co-ops.</p> <p>Barb Blumer, Attorney, Barb Blumer Law, P.A., Eagan.</p>	BALLROOM WEST & CENTER
1:45-2:45 pm	<p>Better Together</p> <p>A review of the Surgeon General's Advisory on the "Loneliness Epidemic and the Healing Benefits of Community Connection"</p> <p>Sandy McGurran, MSW LISW/Regional Community Relations Manager, AccentCare</p>	BALLROOM WEST & CENTER
2:45-3:00 pm	Networking Break - Senior Cooperative Foundation: Silent Auction Winners Announced	FOYER W/C
3:00-4:00 pm	<p>Co-op Counsels' Corner for Your Cooperative: Ask the Experts</p> <p>Key legal issues addressed for senior housing cooperatives.</p> <p>Barb Blumer, Attorney, Blumer Law, P.A., Eagan Joe Nemo III, Co-op Counsel, Arthur Chapman, P.A., Minneapolis Dan Greenstein, Attorney, Greenstein Sellers, PLLP, Minneapolis</p>	FOYER W/C
4:00 pm	Adjourn	BALLROOM WEST & CENTER

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THANK YOU!

REGISTRATION

Register by May 1, 2024

This year you may choose to register to attend in-person or virtually. Each person attending virtually must register individually. Cost is the same. Registration fees are detailed on the registration form.

Either option includes a resource notebook and speaker fees. In person attendance also includes continental breakfasts, lunches, networking breaks and the social. Virtual attendance cost also includes transmitting the conference content.

Overnight lodging is not included in the conference cost, see lodging info below. Contact Vicky Chaput, (651) 265-3678 or vchaput@cdsus.coop, with questions. To register online visit: bit.ly/cds-shcc-2024

Limited Scholarships are available for cooperatives with 50 or fewer units located outside the Twin Cities Metro area. Contact Dennis Johnson at the Senior Cooperative Foundation, (651) 310-0235 or dennisj@seniorcoops.com, for scholarship information.

Minnesota Continuing Real Estate Credits:

May 22 5.25 hours (pending)

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Lodging – Book by Wednesday May 1st, to secure group rate

Conference & lodging location:

DoubleTree by Hilton Bloomington – Minneapolis South Hotel

7800 Normandale Boulevard, Minneapolis, MN 55439

Phone: (952) 835-7800

Online Reservations: bit.ly/SHCC-lodging-registration

Name of group: Cooperative Development Services

Group Booking Code: CDM

Negotiated Rate of \$129.00++ /night (ends Wednesday, May 1, 2024)

Call for Silent Auction Items

Please consider donating items for the SCF auction to help support conference scholarships and other senior cooperatives housing projects. Donations should have a minimum value of \$10 and could include handmade items, artwork, themed baskets, or gift cards. To donate an item Contact Dennis Johnson, (651) 310-0235 or dennisj@seniorcoops.com.

Puzzle Exchange



Back by popular demand! Dust off the puzzles you've put together a thousand times and bring them to the conference to exchange for a few new ones. Please drop off your puzzles at designated tables near the registration area.

Dates to Remember:

April 15, 2024

SCF Award Nominations Due

May 1, 2024

Early Registration Discount Ends

May 1, 2024

Hotel Room Block Expires

May 15, 2024

SCF Silent Auction Donation Forms Due

May 17, 2024

SHC Conference Registration Closes

May 17, 2024

SHC 100% Refund Cancellation Deadline

Name _____

Title _____

Cooperative Name _____

Email Address _____

Address _____ Unit # _____

City _____ State _____ Zip Code _____

Phone Number _____

Fax Number _____

Please check one of the following that best describes your relationship with senior housing cooperatives:

- Member of a senior housing cooperative
- Member and board member of a senior housing cooperative
- Administrator/Manager of a senior housing cooperative (fee is the same as co-op member)
- Staff person at a senior housing cooperative (fee is the same as co-op member)
- Developer of senior housing cooperatives
- Professional working with senior housing cooperatives (architect, contractor, attorney, market analyst, etc.)
- Management company (fee is the same as professional/developer)
- Public/Governmental official (fee is the same as professional/developer)
- Other: _____

Attending Conference (please check): In-person Virtually **(Registration fee is the same for either option.)**
 Both Days Day 1 Only Day 2 Only

Attending Social (please check): Yes No

MINNESOTA CONTINUING REAL ESTATE CREDITS

Approval Pending. May 22: 5 hours and May 23: 6.25 hours

Register me for the continuing real estate credits: Yes No License # _____

Register online by visiting: bit.ly/cds-shcc-2024

Full conference registration cannot be split between two people. Fee includes conference notebook, speaker fees, continental breakfasts, lunches, breaks, and social.

Participants are responsible for paying lodging and travel costs.

	Early Registration on/before May 1		Registration After May 1		Registration Fee
	CDS Member Pay by Check	Non-member Pay by Check	CDS Member Pay by Check	Non-member Pay by Check	
Full Registration (co-op member/manager)	\$295	\$360	\$345	\$410	
One-day Registration (co-op member/manager)	\$270	\$335	\$320	\$385	
Full Registration (professional/developer)*	\$430	\$495	\$480	\$545	
TOTAL PAYMENT					

*No one-day rate available

Please specify any necessary dietary or physical accommodations:

CANCELLATIONS: 100% refund for cancellations received by May 17.

No refunds for late requests.

Online registration. If unable to register online, please email vchaput@cdsus.coop

Make check payable to: Cooperative Development Services

997 Ticonderoga Trail, Eagan, MN 55123

Email: vchaput@cdsus.coop

Early Registration Deadline:
Rec'd on/before May 1

Registration Deadline:
May 17