

22nd  
**Senior Housing  
Cooperative Conference**



May 21-22, 2025

*Unity in  
Community:  
Learn Together,  
Grow Together*



**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

2025

# Senior Housing Cooperative Conference



*Unity in Community:  
Learn Together, Grow Together*

WEDNESDAY, MAY 21

<b>7:30-8:30 am</b>	<b>Registration, Continental Breakfast &amp; Networking</b>	FOYER W/C
<b>8:30-8:45 am</b>	<b>Welcome and Conference Overview</b> Tom Davis, Chair, CDS SHC Council & Board Treasurer, Summerhill Co-op of Maplewood Leslie Watson, Executive Director, Cooperative Development Services, Eagan	BALLROOM WEST & CENTER
<b>8:45-9:15 am</b>	<b>Senior Housing Cooperatives Today</b> Senior Housing demographics - number, locations, size, age, and new development. Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview	BALLROOM WEST & CENTER
<b>9:15-10:15 am</b>	<b>Governance of a Senior Housing Cooperative</b> Responsibilities of members and boards. Effective linking with members, fiduciary responsibilities, conducting board meetings. Duties of a director in governance responsibilities, & monitoring/controls. Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview	BALLROOM WEST & CENTER
<b>10:15-10:30 am</b>	<b>Networking Break – Coffee/Refreshment</b>	FOYER W/C
<b>10:30-11:30 am</b>	<b>Getting Members Involved: Best Practices for Member Participation</b> Setting expectations of member participation through a season of cultural change in senior housing cooperatives. Learn how to inspire individual and community growth through participation, balance respecting the past while embracing change, successful ways to integrate new members in the existing membership. Ways to continue to energize boards and co-op members to be involved and engaged. Moderator: Barb Murphy, Director of Marketing, 7500 York Cooperative, Edina Speakers: a panel of co-op members will be announced	BALLROOM WEST & CENTER
<b>11:30 am-1:00 pm</b>	<b>Lunch &amp; Awards Ceremony</b> Senior Cooperative Foundation Awards Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview	BALLROOM WEST & CENTER
<b>1:00-2:00 pm</b>	<b>Auditor Advice on Senior Housing Cooperative Financials</b> Providing board members and finance committees with essential knowledge about the audit process, financial oversight and responsibilities, and fraud prevention in senior housing cooperatives. Michael Gramm, CPA, CFP, Partner, Westberg Eischens, PLLP, Willmar	BALLROOM WEST & CENTER
<b>2:00-3:00 pm</b>	<b>Financial Scams – A Latest Threat to Your Financial Security</b> Identify the latest scams and persuasion tactics used by scammers and risk factors to older adult populations. Strategies to protect yourself and ways to support victim-survivors. Marti DeLiema, PhD, School of Social Work, University of Minnesota, Twin Cities	BALLROOM WEST & CENTER
<b>3:00-3:15 pm</b>	<b>Networking Break – Coffee/Refreshments</b>	FOYER W/C
<b>3:15-4:15 pm</b>	<b>Best Practices in Maintenance at your Senior Housing Co-op</b> The panel will address maintenance related issues for cooperative boards and staff. Alexis Anderson, President, Anderson Asset Property Group, Tonganoxie, KS John Callahan, Director of Maintenance Services, Ebenezer Management Services, Edina Mike Traub, President, Realife Management, Apple Valley	BALLROOM WEST & CENTER
<b>4:15 pm</b>	<b>Social Reception and Sponsor Interaction</b>	EDINA ROOM & FOYER

2025

# Senior Housing Cooperative Conference



## Unity in Community: Learn Together, Grow Together

THURSDAY, MAY 22

<b>7:30-10:00 am</b>	<b>Registration – Continental Breakfast &amp; Networking</b>	<b>FOYER W/C</b>
<b>8:15-9:45 am</b>	<p><b>Managers-only Meeting (Optional)</b></p> <p>An open forum for senior housing cooperative managers to discuss challenges and potential solutions with their peers.</p> <p>Moderator: Vicky Chaput, Office &amp; Program Manager, Cooperative Development Services, Eagan</p> <p><b>Board Officer &amp; Committee Member Networking Session (Optional)</b></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 specific topics for discussion will be determined through attendee input.</p> <p>Moderator: Nadette Waligora, Director of Homeowner Associations, Ebenezer Management Services, Edina</p>	<b>EDINA ROOM</b>
<b>9:45-9:55 am</b>	<b>Networking Break &amp; Refreshments</b>	<b>FOYER W/C</b>
<b>9:55-10:00 am</b>	<p><b>Welcome &amp; Announcements</b></p> <p>Bob Murphy, Vice Chair, CDS SHC Council &amp; Board President, Applewood Pointe Co-op of Roseville at Langton Lake</p>	<b>BALLROOM WEST &amp; CENTER</b>
<b>10:00-11:00 am</b>	<p><b>Co-ops and the Ever-Changing Environment of Insurance</b></p> <p>Discussion of the current insurance landscape including loss damage assessment from both the board and member's perspectives, HO6 Insurance &amp; master policy, Reinsurance, EV charging and preventative maintenance.</p> <p>Laura Hern, Commercial Risk Management Specialist, Lutheran Trust, Willmar John Callahan, Director of Maintenance Services, Ebenezer Management Services, Edina</p>	<b>BALLROOM WEST &amp; CENTER</b>
<b>11:00 am-12:00 pm</b>	<p><b>Mitigation Action Plan</b></p> <p>Be prepared if a fire and/or water damage emergency strikes your cooperative</p> <ul style="list-style-type: none"> <li>- Every second counts in being able to mitigate the situation quickly and efficiently</li> <li>- Critical steps to develop a mitigation action plan to minimize damage</li> <li>- Correct industry recognized mitigation strategies to prevent future problems - mold growth, equipment breakdown</li> </ul> <p>Dave Hicks, Mitigation Manager, Legacy Services Corporation, Elk River</p>	<b>BALLROOM WEST &amp; CENTER</b>
<b>12:00-1:00 pm</b>	<b>Networking Lunch &amp; Close of Silent Auction</b>	<b>BALLROOM WEST &amp; CENTER</b>
<b>1:00-2:30 pm</b>	<p><b>Fair Housing Is Front and Center in Senior Housing Cooperatives</b></p> <p>What is the meaning of "independent living?" How do we address unit maintenance, dangerous or inappropriate conduct, animals, marketing and membership, nonmember occupants, requested accommodations and modifications, etc.? How can education, policies and forms help us? Come with questions!!</p> <p>Barb Blumer, Attorney, Barb Blumer Law, P.A., Apple Valley</p>	<b>BALLROOM WEST &amp; CENTER</b>
<b>2:30-2:45 pm</b>	<p><b>Networking Break</b></p> <p>Senior Cooperative Foundation: Silent Auction Winners Announced</p>	<b>FOYER W/C</b>
<b>2:45-4:00 pm</b>	<p><b>Co-op Counsels' Corner for Your Cooperative: Ask the Experts</b></p> <p>Discuss key legal issues addressed for senior housing cooperatives.</p> <p>Barb Blumer, Attorney, Blumer Law, P.A., Apple Valley Joe Nemo III, Co-op Counsel, Arthur Chapman, P.A., Minneapolis Mike Nemo, Co-op Counsel, Arthur Chapman, P.A., Minneapolis Dan Greenstein, Attorney, Greenstein Sellers, PLLP, Minneapolis</p>	<b>BALLROOM WEST &amp; CENTER</b>
<b>4:00 pm</b>	<b>Adjourn</b>	<b>BALLROOM WEST &amp; CENTER</b>

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# THANK YOU!

## REGISTRATION

### Register by May 2, 2025

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: [www.cdsus.coop/shcc2025/](http://www.cdsus.coop/shcc2025/)

**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 and an application. Applications are due before May 9.

### Minnesota Continuing Real Estate Credits:

May 21	5.5 hours (pending)		Manager Only is 1.5 (pending)
May 22	4.75 hours (pending)		

### Lodging – Book by Friday, May 2nd, to secure group rate

#### Hotel info for conference & lodging:

#### DoubleTree by Hilton Bloomington – Minneapolis South Hotel

7800 Normandale Boulevard, Minneapolis, MN 55439

**Phone:** (952) 835-7800

**Online Reservations:** [bit.ly/shcc25-hotel](http://bit.ly/shcc25-hotel)

**Name of group:** CDS Senior Housing Cooperative Conference

**Group Booking Code:** SCM

**Negotiated Rate of \$139.00++ /night** (ends Friday, May 2, 2025)

### Call for Silent Auction Items

Please consider donating items for the SCF silent 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 16, 2025	SCF Award Nominations Due
May 2, 2025	Early Registration Discount Ends
May 2, 2025	Hotel Room Block Expires
May 9, 2025	Scholarship Applications Are Due
May 15, 2025	SHC Conference Registration Closes
May 15, 2025	SCF Silent Auction Donation Forms Are Due

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 21: 5.5 hours | May 22: 4.75 hours | Manager Only 1.5 hours

**Register me for the continuing real estate credits:**  Yes  No License # \_\_\_\_\_

Register online by visiting: [www.cdsus.coop/shcc2025/](http://www.cdsus.coop/shcc2025/)

**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 2		Registration After May 2		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)	\$310	\$380	\$360	\$430	
One-day Registration (co-op member/manager)	\$280	\$350	\$330	\$400	
Full Registration (professional/developer)*	\$450	\$520	\$500	\$570	
<b>TOTAL PAYMENT</b>					

\*No one-day rate available

Please specify any necessary dietary or physical accommodations:

**CANCELLATIONS:** 100% refund for cancellations received by May 15.

No refunds for late requests.

**Online registration. If unable to register online, please email [vchaput@cdsus.coop](mailto:vchaput@cdsus.coop)**

**Make check payable to:** Cooperative Development Services

997 Ticonderoga Trail, Eagan, MN 55123

Email: [vchaput@cdsus.coop](mailto:vchaput@cdsus.coop) or [kchaput@cdsus.coop](mailto:kchaput@cdsus.coop)

**Early Registration Deadline:**  
Rec'd on/before May 2

**Registration Deadline:**  
May 15