

23rd

**Senior Housing  
Cooperative Conference**



**May 20-21, 2026**

*Living a Vision:  
A Tribute to  
Terry McKinley*



**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 20**

<b>7:30-8:30 am</b>	<b>Registration   Continental Breakfast &amp; Networking</b>	<b>FOYER W/C</b>
<b>8:30-9:00 am</b>	<b>Welcome and Tribute</b> Bob Murphy, CDS Board Member, Vice Chair, CDS SHC Council & Board President, Applewood Pointe Cooperative of Roseville at Langton Lake, Roseville, MN <b><i>Tribute to Terry McKinley</i></b> Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>9:00-10:00 am</b>	<b>Senior Housing Cooperatives Today</b> This popular session focuses on Senior Housing demographics—number, locations, size, age, new developments. Results of the SCF 2025 member survey will be shared, along with a comparison to 2010, 2015, and 2020 surveys—including five-year survey results on member characteristics.  Dennis Johnson, Board Chair, Senior Cooperative Foundation, Shoreview, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>10:00-10:15 am</b>	<b>Networking Break – Coffee/Refreshment</b>	<b>FOYER W/C</b>
<b>10:15-11:30 am</b>	<b>Replacement Reserves</b> Has your cooperative considered contingencies for unplanned expenditures? We'll address the necessity for members, board, and those responsible for oversight to understand the importance and risks. We'll also discuss differences between replacement and supplemental reserves for HUD and non-HUD co-ops, including CNA and PCNA. We'll share thoughts about older co-ops balancing the needs and expectations of existing long-term members with those of newer members.  John Callahan, Director of Maintenance, Ebenezer Management Services, Minneapolis, MN Dan Saul, Replacement Reserve Specialist, Ebenezer Management Services, Minneapolis, MN Additional Cooperative Member Perspectives-TBD	<b>BALLROOM WEST &amp; CENTER</b>
<b>11:30-1:00 pm</b>	<b>Lunch &amp; Awards Ceremony</b> Senior Housing Cooperative Leadership and Spirit Awards  Dennis Johnson, Chairman, Senior Cooperative Foundation, Shoreview	<b>BALLROOM WEST &amp; CENTER</b>
<b>1:00-2:00 pm</b>	<b>Marketing Challenges to Reinforce Cooperative Living</b> Panelists will share their experience educating new and current members about the importance of the cooperative model and member involvement.  Panel includes: Ann Carlson, Marketing Committee Chair, Applewood Point Cooperative of Bloomington, Bloomington, MN Anne Jahnke, Property Manager, Prairie Gardens Cooperative, Cedar Rapids, IA Mary Ann Nord, Member, Zvago Co-op of St. Anthony Park, St. Paul, MN Kate Skapyak, Property Manager, Realife Cooperative of Burnsville, Burnsville, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>2:00-3:00 pm</b>	<b>AI in the Boardroom and Beyond</b> Get ready for a practical, governance-first approach to using AI in a cooperative setting. Learn how boards can use AI as a decision-support tool by organizing governing documents and data, while also exploring simple ways to enhance communication, marketing, and member engagement through text, images, audio, and video—without replacing human judgment.  Greg LaFollette, Board President, Village Cooperative of Sioux Falls, Sioux Falls, SD	<b>BALLROOM WEST &amp; CENTER</b>
<b>3:00-3:15 pm</b>	<b>Networking Break – Coffee/Refreshments</b>	<b>FOYER W/C</b>
<b>3:15-4:15 pm</b>	<b>Best Practices in Maintenance at your Senior Housing Co-op</b> Keeping up with maintenance of your co-op is critical. This panel will address questions from cooperatives and share their insights and expertise.  John Callahan, Director of Maintenance, Ebenezer Management Services, Minneapolis, MN Mike Traub, President, Realife Management, Apple Valley, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>4:15 pm</b>	<b>Social Reception - Sponsor Interaction</b>	<b>BLOOMINGTON ROOM</b>

**THURSDAY, MAY 21**

<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>	<b>Managers-only Meeting (Optional)</b> An open forum for senior housing cooperative managers to discuss challenges and potential solutions with their peers. Vicky Chaput, Office & Program Manager, Cooperative Development Services, Eagan, MN <b>Board Officer &amp; Committee Member Networking Session (Optional)</b> 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. Nadette Waligora, Director of Homeowner Associations, Ebenezer Management Services, Edina, MN	<b>BLOOMINGTON 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>	<b>Welcome &amp; Announcements</b> Tom Davis, Chair, CDS SHC Council & Board Treasurer, Summerhill Co-op of Maplewood, Maplewood, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>10:00-11:15 am</b>	<b>Current Insurance Landscape for Cooperatives</b> This session addresses the loss damage assessment from both the board and member's perspectives, HO6 Insurance and master policy, HUD waivers, and balancing the appropriate risks. Laura Hern, Commercial Risk Management Specialist, Lutheran Trust, Willmar, MN Michael Gramm, PA, CFP, Partner, Westberg Eischens, PLLP, Willmar, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>11:15-11:45 am</b>	<b>SCH Purchasing Cooperative</b> Sharing the benefits and advantages of using SHCPC preferred vendor products and services. Dennis Johnson, Executive Vice President, SHC Purchasing Cooperative Additional Cooperative Member Perspectives-TBD	<b>BALLROOM WEST &amp; CENTER</b>
<b>11:45-12:45 pm</b>	<b>Networking Lunch &amp; Close of Silent Auction</b>	<b>BALLROOM WEST &amp; CENTER</b>
<b>12:45-1:45 pm</b>	<b>Managing Challenges and Conflict that Can Arise in Senior Housing Co-ops</b> In a senior housing cooperative, members not only live in the co-op, they are actively involved in the co-op's governance, committees, and activities. Serving in the same place you live can pose unique communication challenges. Learn conflict resolution strategies that will help members and staff navigate difficult conversations, proactively de-escalate tense situations, and find communications solutions to help make everyone involved with the co-op feel safe, respected, and valued. Katie Arnold, Co-Executive Director of Community Mediation Minnesota, Minneapolis, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>1:45-2:45 pm</b>	<b>Discussion with HUD</b> The Minneapolis Housing and Urban Development (HUD) office will provide an overview of their operations and items of interest for Senior Housing Cooperatives, including a question-and-answer session. Laura Simpson, Asset Management Division Director, HUD, Minneapolis, MN - invited	<b>BALLROOM WEST &amp; CENTER</b>
<b>2:45-3:00 pm</b>	<b>Networking Break</b> Senior Cooperative Foundation: Silent Auction Winners Announced	<b>FOYER W/C</b>
<b>3:00-4:15 pm</b>	<b>Co-op Counsels' Corner for Your Cooperative: Ask the Experts</b> The panel will provide a brief update on Minnesota State Statutes 308C/515B and discuss key legal issues facing senior housing cooperatives. Chris Greenman, Attorney Advisor, HUD, Minneapolis, MN - invited Dan Greenstein, Attorney, Greenstein Sellers, PLLP, Minneapolis, MN Joe Nemo III, Co-op Counsel, Arthur, Chapman, Kettering, Smetak & Pikala, P.A, Minneapolis, MN Sarah Sicheneder, Founder, EverBright Legacy Law, Richfield, MN	<b>BALLROOM WEST &amp; CENTER</b>
<b>4:15 pm</b>	<b>Adjourn</b>	<b>BALLROOM WEST &amp; CENTER</b>

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# THANK YOU!

## REGISTRATION

### Register by May 1, 2026

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) 398-3806 or [vchaput@cdsus.coop](mailto:vchaput@cdsus.coop), with questions. To register for the conference online visit: [www.cdsus.coop/shcc-2026/](http://www.cdsus.coop/shcc-2026/)

**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](mailto:dennisj@seniorcoops.com), for scholarship information and an application. Applications are due before May 8.

### Minnesota Continuing Real Estate Credits:

May 20	5.25 hours (pending)		Manager Only is 1.5 (pending)
May 21	5.00 hours (pending)		

### Lodging – Book by Friday, May 1st, 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/HotelSeniorHousing2026](http://bit.ly/HotelSeniorHousing2026)

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

**Group Booking Code:** CNS

**Negotiated Rate of \$143.00++/night** (ends Friday, May 1, 2026)

### 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](mailto: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 17, 2026	SCF Award Nominations Due
May 1, 2026	Early Registration Discount Ends
May 1, 2026	Hotel Room Block Expires
May 8, 2026	Scholarship Applications Are Due
May 13, 2026	SHC Conference Registration Closes
May 13, 2026	SCF Silent Auction Donation Forms Due

Name	Title
Cooperative Name	Email Address
Address	City
Unit #	State
Phone Number	Zip Code
	Cell Phone

Do not include me in any published photos from the event.

**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 20: 5.25 hours | May 21: 5.00 hours | Manager Only 1.5 hours

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

**Register for the conference online by visiting: [www.cdsus.coop/shcc-2026/](http://www.cdsus.coop/shcc-2026/)**

**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	Non-member	CDS Member	Non-member	
	Pay by Check	Pay by Check	Pay by Check	Pay by Check	
Full Registration (co-op member/manager)	\$330	\$405	\$380	\$455	
One-day Registration (co-op member/manager)	\$290	\$375	\$340	\$425	
Full Registration (professional/developer)*	\$470	\$545	\$520	\$585	
<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 13.

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 [acollins@cdsus.coop](mailto:acollins@cdsus.coop)

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

**Registration Deadline:**  
May 13