



**GRANDE SPIRIT FOUNDATION MANAGEMENT COMMITTEE
MEETING MINUTES
Wild Rose Manor, 9358 70 Ave, Grande Prairie
Friday October 27, 2017**

Present:	Claude Lagace Tom Burton Clyde Blackburn Judy Kokotilo-Bekkerus Elaine Garrow Alvin Hubert Denise Skoworodko Denise Joudrey Joanne Chelich	Town of Sexsmith MD of Greenview City of Grande Prairie Town of Beaverlodge MD of Spirit River No.133 Saddle Hills County Town of Spirit River Birch Hills County Village of Rycroft
Administration:	Steve Madden Nana Debrah Kelsey Edginton	General Manager Finance Manager Executive Assistant
Absent:	Corey Beck Mike McCann	County of Grande Prairie Facilities Manager

1. CALL TO ORDER
C. Lagace called meeting to order at 10:00 am.
2. CHANGES AND OR ADDITIONS TO AGENDA
Add 7.4 RFD – 59 McAlpine Crescent Spirit River, 7.5 Lakeview Garbage, 7.6 Lakeview Cupboards. 7.7 Elect interim Vice-Chair, 8.4 Debolt update and 8.5 Amisk Court
3. APPROVAL OF AGENDA
RESOLUTION #2411 – Moved by D. Skoworodko to accept the agenda with additions. CARRIED
4. APPROVAL OF MINUTES – Management Committee Meeting September 22, 2017
RESOLUTION #2412 – Moved by E. Garrow to approve the minutes of September 23, 2017 meeting. CARRIED
5. PUBLIC INPUT/PRESENTATIONS
6. REPORTS
 - 6.1 General Manager's Report
Report provided in package prior to meeting. Discussion regarding Medi Boxes for some of the lodges. There was also a discussion regarding epi pens and if they are available in the common areas and if the staff are trained to use them.
 - 6.2 Portfolio Report
Report provided in package prior to meeting, reports with turnover statistics and current resident statistics.
 - 6.3 Financial Report
Report provided in package prior to meeting, reports with budget information.
 - 6.4 Maintenance Report
Report provided in package prior to meeting, reports on various work being done in the facilities. It was suggestion to bring reasons for empty units to every meeting from now on.

RESOLUTION #2413 – Moved by J. Kokotilo-Bekkerus to accept all reports as presented.

CARRIED

7. NEW BUSINESS

7.1 Draft Budget

Budget that is presented to council is that anticipated budget for 2018, and it is broken down by each lodge. Shows that in 2017 there was a Municipal Requisition of \$1.06 million which was a 10% increase from 2016. Hythe is asking for a municipal requisition of \$118,000 for 2018. Lodge operating surplus at December 31, 2016 was \$2.07 million. Anticipate an approximate \$193,000 deficit for Lakeview for 2017. The province requires Lakeview to keep a reserve of 4% of income, once full. Minimum income (pension) increased to \$1,740/month for single and \$2,644/month for couple. Lakeview will not be full at the start of 2018 based on current trends. Looking at increasing rent starting July 1.

RESOLUTION #2414 – Moved by D. Skoworodko to approve a \$5.00 rent increase and 5% municipal requisition increase for 2018. CARRIED

RESOLUTION #2415 – Moved by A. Hubert to accept the draft 2018 budget. CARRIED

7.2 Accommodation Standards Results

Board reviewed Lodge Audit results from the audits that were conducted by the Province in October 2017.

RESOLUTION #2416 – Moved by C. Blackburn to accept the Accommodation Standards Results. CARRIED

7.3 Rent & Requisition Increase 2018

Discussed and motion made in 7.1 Draft Budget.

7.4 RFD – 59 McAlpine Crescent Spirit River

Previous tenant at this location lived in the house for 20+ years and now has become vacant. The unit has had some upgrades in the past; however, there are currently more renovations to consider including flooring and cabinets. There is currently no waitlist for this unit and not a high interest in social housing in the area. If GSF were to sell the unit the money must be put back into a fixed rate rent supplement program as per the agreement between Alberta Social Housing Corporation and GSF. An appraisal will need to be conducting before any decisions are made.

RESOLUTION #2417 – Moved by J. Kokotilo-Bekkerus to approve administration getting an appraisal of the property and to bring this information back to the next meeting. CARRIED

7.5 Lakeview Garbage

It was brought to a board member's attention that tenants have to travel too far to take the garbage out at Lakeview. There is currently nothing in place to help these residents as they live in enhanced apartments. Questions of distance and safety were discussed.

RESOLUTION #2418 – Moved by E. Garrow to review all garbage locations and distances for enhanced apartment seniors. CARRIED

7.6 Lakeview Cupboards

There have been some complaints from Lakeview residents that the upper cabinets are too high to reach the top shelves. It was recommended that this is to be taken to a resident meeting at Lakeview to see how many people are having these issues.

7.7 Interim Vice Chair

A. Hubert nominated E. Garrow for Interim Vice Chair.

RESOLUTION #2419 – Moved by A. Hubert to elect E. Garrow as Interim Vice Chair. CARRIED

8. UNFINISHED BUSINESS:

8.1 RFD – CNRL Donation

As per pervious meetings, the County of Grande Prairie provided construction fund to CNRL to help assist with the preparation of lands for Lakeview. In return the County had requested CNRL to proceed with a donation of \$200,000 to GSF and that GSF provide the \$200,000 back to the County. The board also discussed the low water pressure that Lakeview is currently experiencing. To solve the water pressure problem booster pumps will need to be purchased to help increase pressure to the top floors.

RESOLUTION #2420 – Moved by C. Blackburn to approve sending the \$200,000 to the County of Grande Prairie. CARRIED

RESOLUTION #2421 – Moved by E. Garrow to investigate into the water pressure issue and bring back to the next meeting. CARRIED

8.2 New Lodge Updates

- Technology – TV's, Phones, Internet
GPN is still working on the services for Lakeview, but there are still issues. Eastlink, Bell and Telus have been contact with Bell being the only one to provide a price. Discussion with Telus is in the works.
- Water Pumps
Discussion and motion made in 8.1 CNRL Donation in regards to Water Pumps
- Window Stops
Window stops are being installed by All-West Glass.
- Lakeview Budget
\$39.7 million is currently where Lakeview stands in the budget, with the province providing \$24.850 million on that. \$1.6 million remaining.

RESOLUTION #2422 – Moved by D. Joudrey to accept New Lodge Updates as presented.

CARRIED

8.3 Hythe & District Pioneer Home Society

Hythe & District Pioneer Home Society is looking for a municipal requisition from GSF to help with a shortfall in LAP Grant money and high vacancies than normal. They are requesting \$118,000. More information is needed before the board can make any final decisions.

RESOLUTION #2423 – Moved by A. Hubert to accept the information that was presented.

CARRIED

8.4 Debolt Update

General Manager Madden went to assess to damage that has happen to the land these units are on. A suggestion of a fence being placed on the property to keep people away from the back units and make the front units livable again was presented as a viable option to get those units occupied.

8.5 Amisk Court

New designs were presented to the board regarding the Amisk Court Expansion. More information will be available at the next meeting.

RESOLUTION #2424 - Moved by D. Skoworodko to approve administration to bring back to the December meeting.

CARRIED

9. CORRESPONDENCE:

9.1 Card from Honorable Lori Sigardson

RESOLUTION #2425 – Moved by D. Skoworodko to accept all correspondence as presented. CARRIED

10. ROUND TABLE

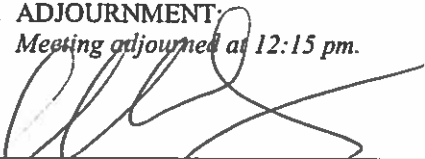
11. IN CAMERA

12. NEXT MEETING:

12.1 Full Board – December 1, 2017 – Lakeview, Clairmont

13. ADJOURNMENT:

Meeting adjourned at 12:15 pm.



Claude Lagace, Board Chair



Date



Steve Madden, General Manager