



Grande Spirit Foundation

Special Full Board Meeting

Friday, August 25, 2017 @ 10:00AM

Stone Bridge Hotel, 12102 100 Street, Grande Prairie

PRESENT:	Claude Lagace	Town of Sexsmith, Chair
	Denise Skoworodko	Town of Spirit River
	Cheryl Bogdanek	Birch Hills County
	Alvin Hubert	Saddle Hills County
	Helen Rice	City of Grande Prairie
	Elaine Garrow	M.D. Spirit River
	Colleen Holler	Town of Wembley
	Roxie Rutt	M.D. Greenview
	Roger Loberg	Town of Beaverlodge
	Corey Beck	County of Grande Prairie
	Joanne Chelich	Village of Rycroft
	Debbie Normington	General Manager
	Steve Madden	General Manager
	Kelsey Edginton	Executive Assistant
	Mike McCann	Facilities Manager
	Nana Debrah	Financial Manager

GUESTS:	Gary Gordon	Headwater Strategy Group Ltd.
	Thom Stubbs	Headwater Strategy Group Ltd.

ABSENT:	Gordon Nicholson	Village of Hythe
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1. **CALL TO ORDER:** by C. Lagace at 10:00 a.m. Introductions around the table.
2. **CHANGES OR ADDITIONS TO THE AGENDA:**
 Add: 7. Business Arising/Old Business 3. New Lodge Updates - Technology
 7. Business Arising/Old Business 3. New Lodge Updates - Walking Path
3. **APPROVAL OF THE AGENDA:**

#1072 **MOTION** by R. Rutt to accept the agenda with additions.

CARRIED

4. **APPROVAL OF MINUTES:**

#1073 **MOTION** by H. Rice to approve the minutes of the March 17, 2017 meeting.

CARRIED

5. **Consultants for the G5 Group**

Gary and Thom from the Headwater Strategy Group presented a Seniors Housing Study to the board. This is in regards to the G5 municipalities recognizing the need for more seniors housing in the Central Peace Region. With online survey and meetings they concluded that most seniors

are forced to leave the region due to very limited accommodations. In 10 to 15 years there is predicted to be an increase in the seniors' population. One approach to helping find a solution is building an 80 unit building that could expand to 100 units if needed. The approximate cost for that building option is \$22 million. The G5 municipalities are seeking support from the Grande Spirit Foundation in regards to opening a new facility.

6 REPORTS:

1. General Manager's Report: *by D. Normington* - provided handout
2. Portfolio Report: *by D. Normington*
Debbie provided additional reports with turnover statistics and current resident statistics.
3. Financial Report: *by N. Debrah*
4. Maintenance Report: *by M. McCann*
- Formal approval for Pleasantview roof replacement

#1074 MOTION *by E. Garrow to approve the purchasing and completion for \$55,000 for a garage at Lakeview.* **CARRIED**

#1075 MOTION *by R. Loberg to approve LSM for the commission for the PTAC Units.* **CARRIED**

#1076 MOTION *by A. Hubert to accept the bid from Genron Enterprises in the amount of \$256,433 for the roof replacement at Pleasantview Lodge.* **CARRIED**

#1077 MOTION *by C. Bogdanek to accept the reports as presented.* **CARRIED**

7. CORRESPONDENCE:

1. AMSC Rebate – Received a rebate for \$3362 in recognition of participation in one or more business services.
2. Minister Sigurdson Affordable Housing Strategy
3. Letter to Deputy Minister Kimberly Armstrong
4. Response from DM Kimberly Armstrong
5. FOIP Request – No records are being disclosed at this time.
6. AB Seniors Compliance Review
7. AB Seniors revised capital project list
8. AB Health Lakeview Licensing
9. AB Seniors 2016 Audit - Revision to financial statements have been made to reflect the property tax expenses for 2016. Property taxes will not be supported for 2017 for any project. County of Grande Prairie and the Town of Spirit River have sent tax notices for 2017, and GM Madden will be sending a letter to each municipality in regards to taxes not being paid.

#1078 MOTION *by H. Rice accept the correspondence as presented.* **CARRIED**

8. BUSINESS ARISING/OLD BUSINESS:

1. Amisk Court – Report from Bennett Architect – Preliminary cost for Amisk Court expansion is \$8.5 million. Next phase of the project will be \$33,200. There is approximately \$7860 left of the budget, which leaves approximately \$25,000 short.

#1079 MOTION *by R. Rutt approve Roger Loberg going to Town of Beaverlodge Council to ask for the remaining \$25,000.*

CARRIED

2. Amisk Court – Bennett Architect Proposal

3. New Lodge Updates

- Approval of Landscaping

#1080 MOTION *by E. Garrow to approve GP Lawn Doctor for the completion of the landscaping for Lakeview.*

CARRIED

- Ratification of RBC Financing

#1081 MOTION *by R. Loberg to accept the loan at RBC as presented.*

CARRIED

- Meeting with AHS – Debbie met with representatives from AHS to discuss interest in designated care spaces in Lakeview. There are a couple of options for an agreement with AHS. There would also be some impact on Lakeview operations as the clients would have higher needs in some areas.

#1082 MOTION *by E. Garrow to approve Steve and Debbie to complete and present a plan for AHS to the board.*

CARRIED

- Technology – There have been some complaints regarding the quality of TV and phones. GPN is currently supplying Lakeview with TV and phone but looking into Telus and Eastlink for more options and better quality.
- Walking Path – There has been interest in a walking trail that leads to Clairmont Lake for the seniors. Steve will be sending a letter of interest to the County of Grande Prairie No. 1 to get more information and support.

9. NEW BUSINESS

1. 2017 Health & Safety Audit Improvement Plan

#1083 MOTION *by D. Skoworodko to approve the Health & Safety Audit Improvement Plan.*

CARRIED

2. Compliance Review Report

#1084 MOTION *by R. Rutt to approve submitting proposed Compliance Action Plan to Alberta Seniors and Housing*

CARRIED

3. AB Seniors surplus property in Grande Prairie – AB Seniors contacted Debbie regarding two parcels of land available in the City of Grande Prairie – they may be able to do a land

swap for the parcel of land along the railway tracks previously offered to Grande Spirit Foundation.

#1085 MOTION *by H. Rice to inform AB Seniors we would be interested in a land swap for the property on the north end of the City of Grande Prairie.* **CARRIED**

4. Signing Authority

#1086 MOTION *by C. Bogdanek to approve adding Steve Madden Raylene LaCroix and Nana Debrah to have signing authority and to remove Debbie Normington and Tracy McGregor from signing authority.* **CARRIED**

10. UNFINISHED BUSINESS

The G5 municipalities want to pursue a new seniors facility in Spirit River and they would really like the Grande Spirit Foundations support in this endeavor. They are asking for two members of the board to participate in a exploratory meeting with the Alberta Minister of Health, Alberta Minister of Seniors and Housing and MLA for Dunvegan – Central Peace – Notley.

11. ROUND TABLE

12. IN-CAMERA

#1087 MOTION *by C. Beck to go In-Camera at 12:00 pm* **CARRIED**

#1088 MOTION *by H. Rice to come out of In-Camera at 12:07 pm* **CARRIED**

#1089 MOTION *by R. Loberg to ratify the General Manager contract as presented.* **CARRIED**

#1090 MOTION *by A. Hubert to approve the monetary bonus for Michelle Stokke.* **CARRIED**

#1091 MOTION *by E. Garrow to terminate the Lakeview Project Coordinator Position.* **CARRIED**

13. ADJOURNMENT

Adjourned at 12:07 p.m.



Claude Lagace, Board Chair

Date



Steve Madden, General Manager