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**GRANDE SPIRIT FOUNDATION BOARD MINUTES**  
**Pleasant View Lodge, Spirit River 9:30 am**  
**Friday May 23, 2025**

Present:	Judy Kokotilo-Bekkerus	Town of Beaverlodge
	Alvin Hubert	Saddle Hills County
	Chris Thiessen	City of Grande Prairie
	Joanne Chelick	Village of Rycroft
	Tom Burton	MD of Greenview
	Albert Poetker	Birch Hills County
	Denise Skoworodko	Town of Spirit River
	Tony Van Rootselaar	MD of Spirit River
	Jonathan Siggelkow	Town of Sexsmith - Virtual
	Karen Rosvold	County of Grande Prairie - Virtual
Administration:	Steve Madden	CAO
	Kelsey Edginton	Executive Assistant
	Ryan Mysko	Director of Finance
	John Steward	Director of Projects and Maintenance
Absent:	Tanya Skinner	Town of Wembley

1. CALL TO ORDER  
*J. Kokotilo-Bekkerus called the meeting to order at 9:30 am*
2. CHANGES AND/OR ADDITIONS TO AGENDA
3. APPROVAL OF AGENDA  
**RESOLUTION # 1895 – Moved by D. Skoworodko to approve the agenda as presented. CARRIED**
4. PUBLIC INPUT/PRESENTATIONS
5. CONSENT AGENDA
  - 5.1 Minutes of April 25, 2025
  - 5.2 Reports
    - a. CAO Items
      - i. Building Committee
      - ii. Policy Committee
    - b. Portfolio Report
    - c. Director of Finance Report
    - d. Director of Projects and Maintenance Management
      - i. Maintenance Report
      - ii. Project Management Report
    - e. Director of Human Resources Report
      - i. Labour Management Committee
    - f. Director of Operations Report
      - i. Event Committee
    - g. Action Listing
  - 5.3 Correspondence
    - a. June 2025 Calendar
    - b. Updated Ministerial Order Schedule A
    - c. Letter of Commitment from County of Grande Prairie re: Clairmont Project
    - d. Notice to Bargain from CUPE Local 3626
    - e. Notice to Bargain from Grande Spirit Foundation
    - f. Letter from Alberta Health Services re: Pleasant View Lodge
    - g. Letter from Minister of SCSS re: 65<sup>th</sup> Celebration

*This is the first meeting with the consent agenda so there may be some bumps while adjusting to the new process. The purpose of the consent agenda is to include all non-discussion items, while allowing members to pull out any item for discussion if needed.*

**RESOLUTION # 1896 – Moved by T. Burton to accept the consent agenda as information with minutes being removed. CARRIED**

*Some corrections to the minutes are needed, including fixing the listed chair for the April meeting and removing a duplicate board member in the attendance list.*

**RESOLUTION # 1897 – Moved by T. Burton to approve the minutes as amended. CARRIED**

## 6. REPORTS

### 6.1. CAO Report

*The Pleasant View Lodge AHS units have vacancies, and the administration was advised by the province to fill those units with lodge applicants as well as give 20 units of LAP funding. There is potential to look at starting with one pod, which is 23 units and then carry on to the next pod to see how it goes. Administration is encouraging the lodges to initiate discussions with AHS about having lodge level residents who are ready to move to the next level of care. AHS will be moving continuing care under the same ministry as housing management bodies, which could be beneficial to get the units filled. AHS has currently paused admissions for the DSL4 and DSL4D beds as there is no staff to care for incoming residents. There is currently no waitlist for those units, which is why Grande Spirit Foundation was advised to use the units for lodge level residents. The board is unsure how to move forward with this and would like to have conversations with AHS to start determining the best scenarios for the future of those units and advises the administration to work with AHS to get a meeting set up.*

**RESOLUTION # 1898 – Moved by C. Thiessen to approve the CAO to pursue further information with Alberta Health Services. CARRIED**

*With the budget for 2026 and LAP grant, administration and finance covered the losses in the finance meeting in May 2025. There is an upcoming finance meeting on June 4, 2025, and all board members are encouraged to attend. Hoping to find more residents who are LAP eligible.*

*Smith Lands funding applications are still waiting for government coordination. There is a new minister who has been in contact with CMHC, with CMHC stated the not-for-profit application was perfect but no funding is available. The for-profit application has been reviewed and is strong and hope there will be an answer in the next 4-6 weeks.*

*Union negotiations dates do not work for the union in June 2025 so the negotiations will be moved to August, with the possibility of September being the selected dates.*

**RESOLUTION # 1899 – Moved by A. Hubert to accept the CAO report as information. CARRIED**

### 6.2. Financial Report

*Lodge operations are doing better than budgeted. All final numbers from LAP have come in and are lower than anticipated due to higher incomes. Provincial operations are doing better than budgeted as well as rents are better than budgeted due to higher incomes coming in. Maintenance is on the higher side right now as there have been a lot of provincial projects coming up. Consolidated is looking better than the budget, with \$48,000 extra for interest. Hearthstone has a slight deficit and rents supplement management fee is above budgeted.*

**RESOLUTION # 1900 – Moved by J. Chelick to accept the financial report as information. CARRIED**

*Break at 10:50 am*

*Back from break at 11:03 am*

## 7. NEW BUSINESS

### 7.1 RFD – Grande Spirit Foundation Bylaw

*The bylaw went to the policy committee for review in March and there were some changes that came out of that meeting. Some minor spelling errors were identified, along with removing all mention of the Management Committee as it is now a policy. The bylaw was missing absence of board members, so that was added in as well. There are some other items that have been brought forward that will need to be amended in the bylaw, including clarifying that the CAO is not a voting member, some formatting changes and adjusting the date at the bottom of the bylaw. Administration has a 30-day notice that will need to be sent out to notify board members and member municipalities for the approval of the bylaw.*

**RESOLUTION # 1901 – Moved by A. Poetker to defer the special bylaw meeting to August 22, 2025 board meeting for approval. CARRIED**

### 7.2 RFD – Grande Spirit Foundation Strategic Plan

*After the last strategic planning session in April, the final draft version of the strategic plan was finished. There were some changes that came out of the April meeting, including changing the way that all properties are listed in the plan and administration included pictures of family housing units. There was a suggestion of changing the Grande Spirit Foundation logo to reflect all aspects of housing that is provided by removing the cane from the logo. There is a small revision to some wording where the documents refer to the Province of Alberta which should be changed to the Government of Alberta.*

**RESOLUTION # 1902 – Moved by C. Thiessen to approve the Strategic Plan with noted amendments. CARRIED**

#### 7.3 RFD – Draft 2026-2028 Business Plan

*The copy of the business plan included in the board package is a draft copy. Included in the main body of the business plan is the list of priority projects that are coming up. This list is an evolving list that can be rewritten in 2026 to include any changes. There are some small grammatical items that have been found and will be corrected before the draft is approved. The appendixes were included in the package, which are updated and submitted each year. The capital maintenance and renewal request exceeds \$2 million and the provincial budget included in the package. The final numbers will be presented at the June 2025 meeting for final approval.*

**RESOLUTION # 1903 – Moved by C. Thiessen to accept the draft business plan and bring back to the June 20, 2025 meeting for approval. CARRIED**

*J. Siggelkow left at 11:38 am*

#### 7.4 RFD – Natural Gas Contract

*At the April 2025 meeting this item was brought up at round table. The board will need to make a motion ahead of time as when the letter of intent comes in there will be a short amount of time to get the letter submitted. The letter of intent puts Grande Spirit Foundation in the pool of bids for natural gas. There are no amounts yet announced but it is generally lower than market amounts. This is an operational item that pops up every few years.*

**RESOLUTION # 1904 – Moved by A. Hubert to approve proceeding with the letter of intent required by Alberta Municipalities to end the pool request for proposals for future natural gas contract. CARRIED**

### 8. UNFINISHED BUSINESS

#### 9. ROUND TABLE

*A. Poetker – Birch Hills County hosts Alberta Endurance Riders, an international event, on June 28<sup>th</sup>; a letter was received from the Eaglesham school stating that the housing problem in the area makes it hard for teachers to stay in the area.*

*J. Chelick – Village of Rycroft will be having a special meeting about the future of the municipal taxes.*

*D. Skoworodko – For seniors' week there are things happening June 2 in Rycroft and June 6 in Gordondale. Spirit Days will be on June 14<sup>th</sup>. And the Spirit River Museum is officially open.*

*K. Rosvold – Apologize for not being in person.*

*C. Thiessen – The City of Grande Prairie council has passed development incentives to get more multi-family units built. This opportunity is not just for profit but also for private developers.*

*A. Hubert – Looking for volunteers for the June 28<sup>th</sup> 65<sup>th</sup> celebration. Currently looking for 60 volunteers with volunteer driving happening in the lodges and will be reaching out to municipalities as well. A letter went out to all municipalities asking for money or manpower. There was confusion regarding the purpose of the funding request, so a revised letter with specific detail will be sent. Busing support will be needed, with the MD of Spirit River volunteering their bus but it will need a driver. It will be a great day with games, face painting, ice cream, a band as well as a visit from the Minister of Seniors, Community and Social Services, MLA's and MP.*

*T. Van Rootselaar – Carrying on as normal with some planned highway maintenance scheduled. The MD of Spirit River is the number one grain delivery location in Alberta.*

*J. Kokotilo-Bekkerus – Things with the health complex are getting closer and closer.*

### 10. CLOSED SESSION

11. NEXT MEETING DATE – June 20, 2025 – Pleasant View Lodge with Spirit River Apartment’s ribbon cutting to follow.

12. ADJOURNMENT: Adjourned at 12:05 pm

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*Judy Kokotilo-Bekkerus, Chair*

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*Date*

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*Steve Madden, CAO*