



GRANDE SPIRIT FOUNDATION BOARD MINUTES

Lakeview, Clairmont 9:30 am

Friday November 28, 2025

Present: Judy Kokotilo-Bekkerus Town of Beaverlodge
Tom Burton MD of Greenview
Albert Poetker Birch Hills County
Tammy Yaremko Town of Spirit River
Tony Van Rootselaar MD of Spirit River
Ken Hildebrand Town of Sexsmith
Karen Rosvold County of Grande Prairie - Virtual
Tanya Skinner Town of Wembley

Administration: Steve Madden CAO
Kelsey Edginton Executive Assistant
Ryan Mysko Director of Finance
Shari Hrehoruk Director of Operations
Tracy Bussiere Director of Human Resources
Wes Jacobs Facilities Manager

Absent: Ed Armagost Saddle Hills County
Chris Thiessen City of Grande Prairie
Roxann Dreger Village of Rycroft

1. CALL TO ORDER

J. Kokotilo-Bekkerus called the meeting to order at 10:50 am

2. CHANGES AND/OR ADDITIONS TO AGENDA

One addition of 11.2 Personnel

3. APPROVAL OF AGENDA

RESOLUTION # 1977 – Moved by T. Yaremko to approve the agenda with additions. CARRIED

4. APPROVAL OF MINUTES – Board Meeting September 26, 2025

RESOLUTION # 1978 – Moved by T. Skinner to approve the minutes as presented. CARRIED

5. PUBLIC INPUT/PRESENTATIONS

6. CONSENT AGENDA

6.1 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
- g. Action Listing

6.2 Correspondence

- a. 2026 ASCHA Convention Save the Date

RESOLUTION # 1979 – Moved by A. Poetker to accept the consent agenda as presented. CARRIED

7. REPORTS

7.1 CAO Report

Few items that need to be updated from the report. There was a meeting at Pleasant View Lodge with the new staff of Assisted Living and Social Services. There are currently AHS agency staff living in a Type B secure units that work in the Pleasant View Lodge building. To continue placing residents, these agency staff will need to be moved. There is the possibility of renting units in the new Pleasant View Apartments to these agency staff. The ministry is paying rent for the agency staff, with staff purchasing meals, and the rental rate that is currently paid matches some of the Grande Spirit Foundation rental rate bands. There are only a few units in the apartments that currently have residents, and it could take up to two years to fill the building. Administration is not looking for a motion currently, just informing the board of what is happening to ensure transparency.

It is hard to pull waitlist information to find the exact number of people that have Pleasant View Apartments on their list, whether it is the first choice or not. Administration is wanting to get this building filled but needs to find the best way to advertise the vacancies in the building. This building has always been advertised as seniors' apartments, but there is the possibility of looking at housing for those who are underage to get the units filled. Administration will look at the options to get advertising done, communicating with councils as well as virtual tours of the building that will be on social media and the website.

The Spirit River bus is currently not in use. Over the years it was mentioned that the bus will mile out soon; there has also been a decline in ridership over the years. On top of the ridership decline, there is no longer a bus driver to drive the bus. The bus is not used for personal appointments. It is used for shopping and activities.

If there was a dedicated bus driver, ridership would have the potential to increase due to more scheduled outings with the bus. There have been funds collected as donations that could be used for the purchase of a new bus but if the ridership is not there then a new bus might not be the solution. Administration is looking for directions from the board on how to proceed with the Spirit River bus as there are a few options that can be considered.

ASCHA Convention is coming up, please let administration know if you wish to attend.

RESOLUTION # 1980 – Moved by A. Poetker to direct administration to investigate the cost and optimization and to work with the communities to see what the transportation needs are for seniors. CARRIED

RESOLUTION # 1981 – Moved by K. Hildebrand to accept the CAO Report as information. CARRIED

7.2 Financial Report

Lodge operations look good, better than budgeted, despite the vacancies at Pleasant View Lodge. Revenues are making up for more of the deficit at Pleasant View Lodge. Utilities are under budget and should continue that way to the end of the year. Maintenance is over budget but some of that is billable costs to Alberta Health Services. Salaries are lower than budgeted but there is retroactive pay coming from the union agreement.

Provincial side is doing better than budgeted and a lot of that comes from vacancy management. Maintenance has started moving work orders faster, which helps turn overs. Utilities and Maintenance are right on budget, but maintenance has been tasked to find some spending to bring the surplus down.

Operational side is better than budgeted, but when it comes to the capital side, capital spending and amortization change things significantly as it is over what was budgeted.

There has been more spending with the rent supplement program which brings up the management fee.

RESOLUTION # 1982 – Moved by T. Burton to accept the Finance Report as information. CARRIED

8. NEW BUSINESS

9. UNFINISHED BUSINESS

9.1 RFD – Offer to Purchase old Pleasant View Lodge

This was sent out by email prior to the October election, with the RFD included in the board package.

Administration is looking for a motion to ratify the email approval.

RESOLUTION # 1983 – Moved by T. Burton to ratify approval of the sale of the old Pleasant View Lodge located at 5230 44 Avenue in the Town of Spirit River legally described as Block 20, Plan 6498KS, Northwest Section 22, Township 78, Range 6m W6M. CARRIED

11 CLOSED SESSION

RESOLUTION # 1984 – Moved by K. Hildebrand to move into closed session at 11:48 am. CARRIED

11.1 Property

11.2 Personnel

RESOLUTION # 1985 – Moved by T. Yaremko to move out of closed session at 12:25 pm CARRIED

RESOLUTION # 1986 – Moved by A. Poetker to approve administration to proceed with land items as discussed in closed session. CARRIED

*Break for lunch at 12:26 pm
Back from break at 12:51 pm*

10 ROUND TABLE

A. Poetker – Not a lot of changes. Still working with the G5 and working with Northern Sunrise and Smoky River. Unpaid taxes have a significant impact on the community, so council is working on that. There are three new councilors, so it is a bit of change.

T. Van Rootselaar – There are four new councilors for the MD of Spirit River. There is lots of drive to get things done. RMA was good. There are some upgrades coming up, including the intersection on Highway 2 where the elevators are. The MD of Spirit River is the number one delivery destination in all of Alberta with over one million tons being brought there.

T. Yaremko – There are four new councilors for the Town of Spirit River. AMA was good; met with some ministers and brought forward a resolution for community airport funding. Will be mapping out all the projects in the community with the new councilors.

T. Skinner – Strategic planning was last weekend for the Town of Wembley. It was great to sit down and look at what has been accomplished. There is a new nurse practitioner in the town which is huge. There is a Christmas dinner event coming up for the seniors which gets bigger and better every year.

K. Hildebrand – There are two new councilors for the Town of Sexsmith. Attended AB Munis and put forward a motion to look at how fire services vehicles are looked at. For small towns, the replacement schedule doesn't make sense as they are not used nearly as much as the big center. Had the town light up, which was a great success. Budget starts in January.

T. Burton – There are five new councilors for the MD of Greenview. The past Reeve and Deputy Reeve did not get re-elected. Orientation meetings for the council answered a lot of questions from the new members. There will be a ribbon cutting on December 6 for the twinning of Highway 40. Greenview Industrial Gateway is at a standstill due to the regulatory process but hoping to get it moving forward.

J. Kokotilo-Bekkerus – Want to express thanks for being nominated as chair of Grande Spirit Foundation board again. Looking forward to another successful year with the foundation.

12 NEXT MEETING DATE – January 23, 2026

13 ADJOURNMENT: Adjourned at 1:20 pm

Judy Kokotilo-Bekkerus, Chair

Date

Steve Madden, CAO