



GRANDE SPIRIT FOUNDATION BOARD MINUTES
Pioneer Lodge, Grande Prairie, 9:30 am
Friday June 19, 2026

Present:	Tom Burton Tammy Yaremko Albert Poetker Roxann Dreger Karen Rosvold Chris Thiessen Tanya Skinner Ken Hildebrand	MD of Greenview Town of Spirit River Birch Hills County Village of Rycroft County of Grande Prairie - Virtual City of Grande Prairie Town of Wembley Town of Sexsmith
Administration:	Steve Madden John Stewart Ryan Mysko Sharilyn Legault Kelsey Hartum	CAO Director of Projects and Maintenance Director of Finance Acting Finance Controller Executive Assistant
Absent:	Judy Kokotilo-Bekkerus Ed Armagost Tony Van Rootselaar	Town of Beaverlodge Saddle Hills County MD of Spirit River

1. CALL TO ORDER

T. Burton called the meeting to order at 10:00 am

2. CHANGES AND/OR ADDITIONS TO AGENDA

No additions or changes to the agenda.

3. APPROVAL OF AGENDA

RESOLUTION # 2053 – Moved by A. Poetker to approve the agenda as presented. CARRIED

4. APPROVAL OF MINUTES – Board Meeting Minutes May 15, 2026

RESOLUTION # 2054 – Moved by K. Hildebrand 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. Affordable Housing Partnership Program Letter
- b. Prioritization of ALC Patients in Lodge Letters
- c. 2025 Annual Report

RESOLUTION # 2055 – Moved by C. Thiessen to accept as information. CARRIED

7. REPORTS

7.1 CAO Report

Biggest update from the report is the Building Housing Canada program for new construction. The programs CEO came in from Ottawa providing a presentation in conjunction with ASCHA for around 30 directly invited Housing Management Bodies. Projects should be sustainable and affordable long term, so private partnership, grant stacking and commercial space is something Building Housing Canada considers assisting with revenue generation. Municipalities will have some struggles with Grande Spirit Foundation donating land that may consider commercial development, but it is different if the land is being donated to Grande Spirit Foundation. There was discussion about the Clairmont project having commercial space. Recognizing taking it out and having it as affordable housing only. Building Housing Canada has the money for grants and they are interested in affordable type projects but there is not enough money to fund all projects. There was a portal that opened in the fall and applications submitted at that time are still in the review process.

In that same meeting there was talk with the Housing Management Bodies with CMHC and the work that is being done. It is looking smoother and easier to go straight to a bank for borrowing to get the project going. The decision gets difficult when talking about mortgages for housing that is closer to low income. There were a few board members that attended the grand opening of the Kikino Elders Lodge in Grande Cache. It is a very beautiful facility, and it will be amazing for the residents.

There is a letter attached to the CAO report from a concerned family member. It is regarding an application to Amisk Lodge. This facility is part of the social housing programming that the province owns. It is a very valid concern about residents not being able to stay in their communities due to restrictions from housing regulations on having a high income. There have been conversations with the province about transferring Amisk Court to Grande Spirit Foundation. If that transfer goes through it could mean that affordable units could be offered, which could remove restrictions off the units.

There has been success using social media. Photos from an event at Wild Rose Manor were posted and it was well received by the public.

The Pleasant View Apartments open house was a success. Between 70-100 people toured the apartments with not everyone being a future resident. It was nice to see people from the community asking questions to get a better understanding of the building. Looking at another open house September.

RESOLUTION # 2056 – Moved by C. Thiessen to accept the report as information. CARRIED

7.2 Financial Reports

S. Legault is attending the meeting today. She is the acting controller while the controller is working on the property management software.

Lodge is doing \$12,000 better than budget as rental revenue is higher. There was an unbudgeted increase to LAP of \$185,000. Utilities are over budget, but they slowly equal out by year end. On the operating side things are good. Maintenance is over budget due to winter items. Salaries are under budget and will normalize though the rest of the year.

K. Rosvold left at 10:36 am.

Provincial operations are better than budget by \$114,000. Utilities are coming in under budget.

Maintenance is over budget as well on this side due to winter items. Salaries are trending on budget.

Capital funding has \$115,000 amortization that was not budgeted for.

Hearthstone Manor is operating in a surplus.

Rent Supplement is operating \$95,000 surplus which is ahead of budget.

Pleasant View Apartments are not full and show a deficit, but it shouldn't take too long for the vacancies to fill up.

RESOLUTION # 2057 – Moved by T. Yaremko to accept the report as information. CARRIED

8. NEW BUSINESS

9. UNFINISHED BUSINESS

9.1 RFD – 2027 Lodge Budget

There was a discussion surrounding the last draft of the 2027 lodge budget in the finance committee meeting prior to the board meeting.

RESOLUTION # 2058 – Moved by C. Thissen to approve the 2027 lodge operating budget as presented. CARRIED

RESOLUTION # 2059 – Moved by T. Skinner to approve the 2027 rental rate schedule as presented. CARRIED

RESOLUTION # 2060 – Moved by C. Thiessen to approve the 2027 residential services rate schedule as presented. CARRIED

RESOLUTION # 2061 – Moved by A. Poetker to approve the 2027 municipal requisition as presented. CARRIED

9.2 RFD – Draft Business Plan

This is not a new copy of the business plan being submitted. This is an amendment to the appendixes that are submitted. This is useful for both the province and Grande Spirit Foundation as things like Capital Maintenance Renewal are affected with completion and new items being put on the list. There was an addition to the updated appendixes, asking for the transfer of Amisk Court to Grande Spirit Foundation. Once the board approves the documents, they will be sent to the province with a deadline date of June 30th.

RESOLUTION # 2062 – Moved by K. Hildebrand to approve the 2026 Grande Spirit Foundation business plan update for submissions as presented. CARRIED

10. ROUND TABLE

T. Yaremko – A new CAO that has been hired. The pool has opened with a lot of new staff that were hired for the season.

C. Thiessen – Last week ASCHA was working on the strategic plan and there are great plans coming forward. Administration will review and bring back the final plan to approve. Just a reminder to everyone that at the north zone meeting in the fall is when nominations will be. Would love to see someone from Grande Spirit Foundation back on the board. Timing out of the position at 4 years on the ASCHA board.

R. Dreger – Senior's week in Spirit River and Rycroft was great. There was a big event in Woking with over 100 participants. There were nail paintings, hand massages, trade fair, entertainment and food available. There were participants from Dawson Creek that showed up as they do not recognize senior's week in BC. There were more men that attended this year which is great to see. The guestroom that was brought up at the May meeting will be brought back to the August meeting for discussion.

T. Skinner – Senior's week BBQ was as huge success. There is a new programing coming to the Town of Wembley that will have bussing to Grande Prairie for some activities. The annual water fight parade was on the last day of school, and it was another success. The mud bogs are coming up this weekend. The day care will be celebrating the first-year anniversary on August 5th with an email going out to extend the invitation.

K. Hildebrand – Senior's week in Sexsmith was a lunch that had over 250 seniors attend. Chatauqua Day was a huge success with over 500 people attending the breakfast portion. The parade was good and the farmers market was a huge success. The walking trails are getting an assessment as it gets quite dark in some places, but things are slowing down over summer.

A. Poetker – The plow match is coming this weekend as well as an endurance race will be coming to the county.

T. Burton – There was a rate payers BBQ in Grovedale where there was some inquires around housing in the community. There is no need for social housing in the community currently. There were talks with the seniors in DeBolt and there are a plan and drawings for the old parking lots. This will be going for public bid. The Cranberry Lake rodeo is this coming weekend as well as a powwow at Evergreen Park.

R. Mysko – Included an information sheet for requestions banded on 2026 budget.

11. CLOSED SESSION

RESOLUTION # 2063 – Moved by T. Yaremko to move into closed session at 11:13 am. CARRIED

RESOLUTION # 2064 – Moved by R. Dreger to move out of closed session at 11:30 am. CARRIED

12. NEXT MEETING DATE – August 21, 2026

13. ADJOURNMENT at 11:31 am

T. Burton, Vice Chair

Date

Steve Madden, CAO