

Camrose
& Area
Lodge
Authority

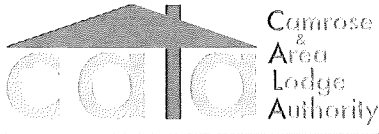


Camrose & Area Lodge Authority
November 24, 2023 @ 9:00am
Heritage Building 1st Floor Board Room

MINUTES

Town of Bashaw:	Cindy Orom		
Camrose County:	Tina Sroka	Doug Lyseng	
City of Camrose:	David Francoeur	Agnes Hoveland, Chair	Lucas Banack
The Bethany Group:	Carla Beck (regrets)	Shannon Holtz	Amanda Leckie
	Melodie Stol (recorder)		

1.	Call to Order	
	The meeting was called to order at 9:12am by Chair Agnes Hoveland.	
2.	Approval of Agenda	
	CALA 23-11-01	MOVED by C. Orom to approve the Agenda as presented. CARRIED
3.	Approval of Minutes	
	CALA 23-11-02	MOVED by L. Banack to accept the Minutes of September 22, 2023 as presented. CARRIED
	Chair Hoveland expressed her appreciation for the Faith and Aging conference hosted by The Bethany Group.	
4.	Correspondence	
	a.	Seniors Income Amounts October-December 2023
5.	Reports	
	a.	<p>Financial Reports – for the 10 months ending October 31, 2023</p> <p>Review of financial statements and accompanying notes.</p> <p>Revenue: Occupancy has recovered to pre-pandemic levels. No covid funding is being received now as this milestone has been reached. Interest revenue strong with the higher rates.</p> <p>Expenses: reflect seasonal variations for utility usage. Discussion on 8760 contracts.</p> <p>The balance sheet was reviewed.</p>
	b.	<p>Occupancy Stats to October 31, 2023</p> <p>Improve occupancy in Rosealta, Bashaw Meadows has the DSL portion full and</p>



Camrose & Area Lodge Authority
 November 24, 2023 @ 9:00am
 Heritage Building 1st Floor Board Room

		vacancies in the Lodge. Discussed current marketing initiatives. Noted that the seniors self-contained program in the Camrose service area has 100% occupancy at this time.
	c.	<p>CAO Report</p> <p>Capital project status: the flooring replacement at Rosealta is still being discussed with government. The quote has been updated. The make-up air unit in Bashaw is being priced out for repairs.</p> <p>AUPE lodge agreement has been ratified.</p> <p>Resident fall meeting residents have request to update the name board plaques. Requested more feedback from residents on menus and activities.</p> <p>Quality improvement Initiative Move-in experience is underway.</p> <p>Advocacy update and ASHCA information. Lucas expressed an interest in attending the ASCHA convention, and should he not be able Tina would attend.</p>
		CALA 23-11-03 MOVED by T. Sroka to accept the Reports as information. CARRIED
6.		New Business
	a.	<p>Budget 2024</p> <p>Presentation of the 2024 budget.</p> <p>Revenue: based on 90% occupancy estimates, no change to LAP grant funding, no covid funding and strong interest income. Service package charges to increase \$15 per month per resident.</p> <p>Expenses: Reflect inflation increases estimated at 5% in operating, maintenance, general administration. Utilities show increased distribution and transmission costs and carbon tax increases. Salary and benefits reflect the new contract and anticipate 2024 negotiations. No changes to the management fee.</p> <p>Discussion on current reserve status and how much should the reserve targets should be. Discussion on requisition increase.</p> <p>CALA 23-11-04 MOVED by L. Banack to approve the 2024 Budget with the municipal requisition to increase to \$175,000 (from \$100,000 in 2023) and projected deficit of \$ 137,218 to be drawn from reserves. CARRIED</p> <p>CALA 23-11-05 MOVED by T. Sroka to approve the 2024 Rosealta Lodge rate sheet, reflecting an increase to the service package rate of \$15 per resident per month (\$900 for singles, \$1415 for couples), no changes to rental rate calculations or other charges. CARRIED</p>



Camrose
& Area
Lodge
Authority



Camrose & Area Lodge Authority
November 24, 2023 @ 9:00am
Heritage Building 1st Floor Board Room

	b.	<p>Bad Debt Write-offs</p> <p>Bad Debts were reviewed. The amount \$1964.34 represent several smaller account balances. Amounts over \$100 are sent to collections.</p> <p>CALA 23-11-06 MOVED by D. Lyseng to approve a bad debt write off of \$1964.34. CARRIED</p>
7.	Round Table	<p>Tina Sroka shared that she has been volunteering at Rosealta offering paint parties to residents. Would like to work with Cindy Orom to offer the same in Bashaw.</p>
8.	Next Meeting	<p>The next meeting is scheduled for Friday, February 2, 2024 at 9:00am via Zoom.</p>
9.	Adjournment	<p>The November 24, 2023 CALA Meeting was declared adjourned at 11:00am.</p>

Agnes Hoveland

Agnes Hoveland, Board Chair

Feb 2, 2024

Date

[Signature]

Carla Beck, The Bethany Group
or Shannon Holtz

Feb 2, 2024

Date