

Camrose & Area Lodge Authority  
June 24, 2022 @ 9:00am  
Heritage Building 1<sup>st</sup> Floor Board Room

## MINUTES

Town of Bashaw:	Cindy Orom (via Zoom)		
Camrose County:	Tina Sroka (via Zoom)	Doug Lyseng	
City of Camrose:	David Francoeur	Agnes Hoveland, Chair	Lucas Banack
	Malcom Boyd (City Manager, Guest)		
The Bethany Group:	Carla Beck	Shannon Holtz	Graeme Conway
	Abby Mallard (Recorder)	Melodie Stol (Regrets)	

1.	<b>Call to Order</b>	
	The meeting was called to order at 9:01 am by Chair Agnes Hoveland.	
2.	<b>Approval of Agenda</b>	
	<b>CALA 22-07-01</b>	<b>MOVED by L. Banack to accept the Agenda as presented.</b> <b>CARRIED</b>
3.	<b>Approval of Minutes</b>	
	<b>CALA 22-07-02</b>	<b>MOVED by D. Lyseng to accept the Minutes of May 6, 2022 as presented.</b> <b>CARRIED</b>
4.	<b>Correspondence</b>	
	a.	Seniors and Housing – Utilities Funding Support Letter Alberta Social Housing Corporation is providing a one-time grant of \$100 per unit for social housing and seniors' lodge programs.
	b.	Seniors and Housing – Board Skills Requirement Letter from Alberta Seniors and Housing regarding skills to be identified for Board Members. There are certain expectations of knowledge to help ensure governance is properly guided.
	c.	Tenant Concern re: Premium Increase Letter received by Board Member regarding premium increases. Rate increases were approved by Board in 2019, but deferred due to COVID; notice was recently given of the premium increases prior to the rates taking effect. Positive meeting was held with the tenant, and a meeting has scheduled with the Lodge Manager to discuss lower premium rooms.

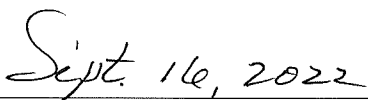
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		Shannon Holtz will follow up with Agnes Hoveland and provide an update regarding the tenant's meeting with the Manager so that Agnes Hoveland can respond effectively to the letter.
<b>5.</b>	<b>Reports</b>	
	a.	<p>Financial Reports – for the 5 months ending May 31, 2022</p> <p>Review of financial statements and accompanying notes. Occupancy remains lower than budgeted, but continues to be offset by the COVID funding and utility funding.</p> <p>Concerns were discussed regarding low occupancy but suite tours have been taking place and are hopeful to fill these vacancies in the Fall.</p>
	b.	<p>Occupancy Stats to May 31, 2022</p> <p>Occupancy in both Rosealta Lodge and Bashaw Meadows Lodge continues to be lower than anticipated, the CMOH Orders which are potentially holding tenants back (due to COVID restrictions) will be dropped soon so TBG and the Board are hopeful that too will help.</p>
	c.	<p>CAO Report (verbal)</p> <p>Request for Expression of Interest for provision of Homecare (community or day program) has been received. TBG will submit for both Wetaskiwin and Camrose, and in the Fall, another expression of interest will open for congregate living settings.</p>
	<b>CALA 22-07-03</b>	<p><b>MOVED by C. Orom to accept the CAO, Financial, and Occupancy Reports as presented.</b></p> <p style="text-align: right;"><b>CARRIED</b></p>
<b>6.</b>	<b>New Business</b>	
	a.	<p>Business Planning 2023-2025</p> <p>The board reviewed the 2023-2025 Business plan document and appendices.</p> <p>Malcom Boyd, City manager shared that the City has requested transfer of the Stoney Creek property back to the city so the property can be used for social purposes for the community. The ministry reached out and identified that the property has a netbook value around 620k and they won't be giving it away. They alluded that if we could come back to them with an affordable housing project, funding could facilitate the transfer of property. Likely a couple of years before we have needs assessment and formal plan and the province may list the property in the meantime. The province didn't offer commitment to first right of refusal for the City of Camrose.</p> <p>Housing needs assessment required to substantiate a formal plan with Stoney</p>

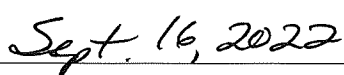
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		<p>Creek, potentially TBG and the City of Camrose could work together to develop it.</p> <p>Priorities in Business Plan will be adjusted - collaboration with community partnerships and other levels of government is top priority. Two priorities instead, not including Rosealta notion.</p> <p>On page 19 under Plan Development there is a more recent assessment to include. Note- City of Camrose was not the recipient, Camrose Interagency Collaborative Working Group. Social Development Committee is the steering group for the Social Needs Assessment. Housing Survey will be included by the consultant.</p> <p>On page 21: can we include Community Bus and Handivan program as seniors' transportation options.</p> <p>Minor typos were addressed on page 21, page 22 and questions about other pieces were addressed.</p> <p><b>CALA 22-07-04</b>                      <b>MOVED by D. Lyseng to approve the 2023-2025 Business Plan for submission to the Ministry of Housing with the suggested revisions.</b>                      <b>CARRIED</b></p>
<p><b>7.</b></p>	<p><b>Next Meeting</b></p>	<p>The next Regular Board Meeting was scheduled for October 7, 2022 @ 9:00am but Agnes and the Board have requested a meeting in September. September 30, 2022 @ 9:00am will <b>replace</b> the October meeting, and after that there will be a meeting on November 10, 2022 @ 9:00am.</p>
<p><b>8.</b></p>	<p><b>Adjournment</b></p>	<p>The June 24, 2022 CALA Meeting was declared adjourned at 10:28am.</p>

  
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Agnes Hoveland, Board Chair

  
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Date

  
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Carla Beck, The Bethany Group

  
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Date