LACOMBE FOUNDATION

THE BETHANY GROUP

Lacombe Foundation Board Meeting
Monday March 23, 2026 @ 1:00pm
Lacombe Memorial Center

MINUTES

Attendance:	Kim Proud	City of Lacombe
	Dwayne West	Lacombe County
	Laura Svab	Town of Blackfalds
	Kristy Klinger	Town of Bentley
	Colleen Ebden (regrets)	Town of Eckville
	Barb Gilliat	Village of Alix
	Tracey Hallman (regrets)	Village of Clive
	The Bethany Group	Carla Beck, Shannon Holtz, Melodie Stol (recorder)
	Lacombe Foundation	Ann Hultink
	Metrix Group	Curtis Friesen

1.	**Call to Order**	
	The meeting was called to order at 1:01 pm by Board Chair Barb Gilliat.	
2.	**Approval of Agenda**	
	K. Proud moved to approve the agenda with the addition of 8b. In Camera board discussion. *CARRIED*	
3.	**Delegation – Metrix Presentation of the 2025 Audited Financial Statements**	
	Curtis Friesen of Metrix Group presented the audit findings and financial statements. Testing went well, documentation provided and no outstanding questions. No adjusting entries were required, a clean audit opinion was provided. Healthy statement of financial position. Accommodation revenue up 6% reflecting better occupancy and higher rates. Grant received for replacement of nurse call system. 7% increase to salary and benefits reflecting filled position lines after staff vacancy in 2024. Utilities lower with no carbon tax. Reviewed notes on investments and affordable housing debt. Reviewed surplus and reserves information.	
4.	**Approval of Minutes**	
	D. West moved to approve the February 2, 2026 Regular Meeting Minutes as presented. *CARRIED*	
5.	**Correspondence**	
	a.	
6.	**Reports**	
	a.	Financial Reports for the 2 months ending February 28, 2026

		Strong rental revenue corresponding with occupancy. The Grant AB Seniors revenue is the LAP grant which is determined annually by the number of qualified residents on February 28. Expenses include the purchase of I-pads for use with the residents and ASCHA conference registrations. Affordable housing is close to budget with no major expenses.
	b.	Occupancy Report to February 28, 2026 Strong occupancy continues. Actual number of units at Lacombe is 93.
	c.	CAO Report ASCHA provincial budget analysis. The lodge assistance grant has increased to $23.50 per day for those residents earning less than $34,770 and residing in the lodges as of February 28. Eckville manager position Is posted. HR attended a job fair in Rocky Mountain House. Resident meetings on April 14 and 15. Discussion on how to direct resident concerns. Lodge events included a crib tournament in Lacombe and Spring Fling in Eckville hosted by the Eckville Manor charitable society. Please follow the lodges on Facebook. Capital projects MUA unit in Eckville, exhaust fan in Lacombe at bid package, quotes stage. No current waitlist for the lodges, 73 for affordable housing. Lodge scoring priority ratings updates from government have been implemented. Spring/summer menus at the 30-day resident review and feedback stage, will launch on Mother's Day. ASCHA conference assignment of ballots. Laura and Tracy will each be assigned one ballot vote. EDI activities. *K. Klinger moved to accept the Financial, Occupancy and CAO reports as information. CARRIED*
7.	**New Business**	
	a.	2025 Audited Financial Statements – See delegation for presentation highlights *L. Svab moved to approve the 2025 Audited Financial Statements as presented. CARRIED*
	b.	Affordable Housing Rents Rental rates were reviewed in line with current Open Alberta average rents information. Units must be at least 10% below market rent in accordance with the capital grant funding agreement. *D. West moved to approve an increase to the rental rate for 3-bedroom Parkway Drive units from $1000 to $1100. CARRIED* *K. Klinger moved to approve an increase to the rental rate for the 4-bedroom Valley Crescent units to $1100. CARRIED* *L. Svab moved to approve an increase to the rental rates for Terrace Heights as follows:*

		2bdm -Lower	*$875.00 to $975.00*
		2bdm – lower with basement	*$925.00 to $1025.00*
		3bdm - Upper	*$925.00 - $1025.00*
		3bdm – Lower	*$1025.00 to $1050.00* *CARRIED*
8.	**Previous Business**		
	a.	Lacombe Lodge Redevelopment Update - Discussed City of Lacombe land profiles. Parcels of land are identified that could be used for a lodge and have been preliminarily reviewed by Graham Capital. - An official request to Lacombe City council for a land contribution would be needed for any city owned land. - Discussed current financial position and amount available for land. Discussed capital funding. - Board directed administration to gather further information on Location 4 and 2, and to make contact on Location 5. - The board requested a meeting with Graham Capital	
	b.	In- Camera – board discussion *L. Svab moved to go in-camera at 2:32 pm.* *CARRIED* C. Beck, S. Holtz, A. Hultink and M. Stol left the meeting. *K. Proud moved to come out of in-camera at 3:00 pm.* *CARRIED* C. Beck, S. Holtz, A. Hultink and M. Stol returned to the meeting. The board requested administration to prepare additional board education on The Bethany Group/Lacombe Foundation and to arrange site tours.	
9.	**Next Meeting Date** The next Regular meeting will be held on May 4, 2026 at 1:00 pm at the Eckville Manor Lodge		
10.	**Adjournment** The March 23, 2026 Lacombe Foundation meeting was declared adjourned at 3:05 pm		

Barb Gilliat , Board Chair
Lacombe Foundation

5/4/26
Date

Carla Beck, CEO or Shannon Holtz, Director
The Bethany Group

May 4, 2026
Date