LACOMBE FOUNDATION

THE BETHANY GROUP

Lacombe Foundation Board Meeting
Monday May 4, 2026 @ 12:00pm
Eckville Manor House

MINUTES

Attendance:	Kim Proud (arrived 12:30pm)	City of Lacombe
	Dwayne West	Lacombe County
	Laura Svab	Town of Blackfalds
	Kristy Klinger	Town of Bentley
	Colleen Ebden	Town of Eckville
	Barb Gilliat	Village of Alix
	Tracey Hallman	Village of Clive
	The Bethany Group	Carla Beck, Shannon Holtz, Virginia Gutierrez, Melodie Stol (recorder)

1.	**Call to Order** The meeting was called to order at 12:12 pm by Board Chair Barb Gilliat.	
2.	**Approval of Agenda** *C. Ebden moved to approve the agenda with Regional Housing Needs assessment and ASCHA conference 2027to be included with the CEO report discussion.* *CARRIED*	
3.	**Presentation – HMB Relationship Review** Carla Beck presented a review of the relationship between Lacombe Foundation and The Bethany Group. The presentation included the roles The Bethany Group fills as the named administrator of Lacombe Foundation. The presentation will be sent out to the board members. Great feedback from the board on the presentation, and suggested that this be presented earlier in the orientation cycle.	
4.	**Approval of Minutes** *L. Svab moved to approve the March 23, 2026 Regular Meeting Minutes as presented.* *CARRIED*	
5.	**Correspondence**	
	a.	2026 Housing Income Thresholds *C. Ebden moved to approve the correspondence as information.* *CARRIED*
6.	**Reports**	
	a.	Financial Reports for the 3 months ending March 31, 2026 Lodge Statement of operations show rental revenue higher than budget, expenses well

		managed with salary and benefits slightly higher. Currently in a surplus position after requisition applied. Affordable housing reflects typical performance for the first quarter of the year. Reviewed statement of financial position, good performance and good liquidity. *D. West moved to approve the financial report as information.* *CARRIED*
	b.	Occupancy Report to March 31, 2026 Lodges remain well occupied with Eckville at 94% and Lacombe at 91%. Question regarding the PLRS program managed by TBG. This program has been phased out by the government all affected clients have been moved to Rental Assistance Benefits. *K. Proud moved to approve the correspondence as information.* *CARRIED*
	c.	CAO Report EMH manager position has some interviews scheduled. This is an LPN level position. Assistant manager and Lacombe Lodge manager doing well in the interim. Resident spring meetings completed at both lodges. Survey results discussed with the residents. Highlighted the display area and Lacombe Lodge and EMH Easter events. EMH Petunia tree ceremony will be on Tuesday June 2 at 11:00 am. Water main break and repair at EMH. Make up air unit work at EMH has been posted to Alberta Purchasing Connection. No new funding for CMR projects for Lacombe Foundation awarded in in April 2026. The Bethany Group did receive funding for the building envelop of Parkview Manor. The Ministry provided a lodge reserve fund contribution of $44,000 (total amount to be shared between the two lodges). Administration will provide options to the board for allocation according to government established criteria. No waitlist for lodges and applications; can be processed as they are received. 69 applications in for Affordable Housing. A tour of the Lacombe Lodge has been scheduled with MLA Johnson on June 22. Will be requesting a time change to 3:00 pm to accommodate the meeting business. ASCHA Convention report and verbal items from Laura and Tracey who attended. Laura saw a presentation on Regional Housing Needs Assessments and shared information on an upcoming AB Munis webinar on May 11. Information will be sent to the board. The next conference will be March 22-24, 2027 in Red Deer. Board would like to consider sending more members to the event considering there would be reduced expenses for hotels. ASCHA Annual Report link provided. ASCHA and AB Munis will be hosting a Housing 101 webinar June 15 at 2:00 pm. Registration link provided. EDI recognition of the National Day of Mourning and Laundry and Linen week.

		T. Hallman moved to accept the CAO reports as information. CARRIED
7.	**New Business**	
	a.	Business Plan review Reviewed the summary document. This outlines the progress and measurables from the Business Plan. Completed appendices requested from the Ministry will be reviewed and approved at the June meeting. Discussion included the FFE investments at the lodges and challenges with addressing the core problem of the age and functionality of Lacombe Lodge. Discussion on how to articulate rate of return on investment for items in the existing lodge vs. investing into a new building. Administration would look at some bench marking with Rosealta Lodge in Camrose as it is closer in size to Lacombe Lodge. *K. Klinger moved to accept the business plan items as information. CARRIED*
8.	**Previous Business**	
	a.	Lacombe Lodge Redevelopment Update - Board is looking for a path forward on the project. - Three discussion questions were presented: project scope and achievable goals in near to mid-term, role of requisition and other funding sources and delivery approach options. - Discussed current reserve amounts, and projected building costs. Would like administration to arrange meeting with Graham Capital in June. Want a better understanding of the budget numbers of a project. The tour with MLA Johnson time will be adjusted to schedule in Graham. - Discussed having a more aggressive requisition strategy. - Will bring the data regarding provincial requisition comparison to June meeting. - Discussed a three-year increase approach to requisition. - Discussed land in reserve vs. cash in reserve. Having the land in place is the next step needed. - Administration did meet with City CAO to discuss the pros and cons of the top three land choices. *D. West moved to accept as Lodge Redevelopment update as information. CARRIED*

9.	**Next Meeting Date** The next Regular meeting will be held on June 22, 2026 at 1:00 pm at the Lacombe Memorial Center. A tour of the Lacombe Lodge will follow at 3:00pm with MLA Johnson joining.
10.	**Adjournment** The May 4, 2026 Lacombe Foundation meeting was declared adjourned at 3:30 pm.

Barb Gilliat , Board Chair
Lacombe Foundation

6/22/26,
Date

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

June 22, 2026
Date