

Board of Directors

Regular meeting minutes

March 12, 2026 at 9:00 am

Present: Board Chair, Member at Large Stuart Houston
Vice Chair, Councillor Melanie Loyns, Town of Stony Plain
Councillor Jan Gillett, City of Spruce Grove
Councillor Ben Jespersen, Parkland County
Member at Large Randy Dubord
Member at Large Cheryl Budzinski
Member at Large Yvan Boutin

Staff: Chief Executive Officer, Lori-Anne St. Arnault
Director of Finance, Doreen Engelhardt
Director of Housing, Virginia Mayer
Director of Maintenance & Asset Management, Stuart Fehr
Recording Secretary, Tera Innes

Guests: Auditor, Curtis Friesen, Metrix Group

1. Call to Order

The Chair, Member at Large Stuart Houston called the meeting of March 12, 2026 to order at 9:04 am.

2. Adoption of Agenda

Resolution #001/2026:

Moved by Councillor Jan Gillett to adopt the March 12, 2026 agenda as amended.

Carried Unanimously

3. Minutes

Resolution #002/2026:

Moved by Member at Large Cheryl Budzinski to approve the November 27, 2025 organizational board meeting minutes as presented.

Carried Unanimously

Resolution #003/2026:

Moved by Councillor Ben Jespersen to approve the November 27, 2025 regular board meeting minutes as presented.

Carried Unanimously

4. Special Orders

4.1 2025 Year End Audit

Resolution #004/2026:

Moved by Member at Large Randy Dubord to approve the reserve transfer as per the Internally Restricted Net Assets.

Carried Unanimously

Resolution #005/2026:

Moved by Member at Large Cheryl Budzinski to approve the Meridian Housing Foundation Financial Statements for the year ended December 31, 2025 as presented.

In favor: Chair, Member at Large Stuart Houston
Vice Chair, Councillor Melanie Loyns
Councillor Jan Gillett
Councillor Ben Jespersen
Member at Large Cheryl Budzinski
Member at Large Randy Dubord

Opposed: Member at Large Yvan Boutin

Carried

Resolution #006/2026:

Moved by Councillor Ben Jespersen to approve the Meridian Housing Foundation Self-Contained Units Financial Statements for the year ended December 31, 2025 as presented.

In favor: Chair, Member at Large Stuart Houston
Vice Chair, Councillor Melanie Loyns
Councillor Jan Gillett
Councillor Ben Jespersen
Member at Large Cheryl Budzinski
Member at Large Randy Dubord

Opposed: Member at Large Yvan Boutin

Carried

5. Information Reports

5.1 Chief Executive Officer Report

5.2 Housing Director Report

5.3 Financial Reports

5.4 Compliance Attestation

5.5 Correspondence:

- ASCHA 2026 Convention Delegate Information Package
- ASCHA 2026 Convention Breakout Sessions for Delegate Planning

Resolution #007/2026:

Moved by Member at Large Yvan Boutin to receive and file all report items as information.

Carried Unanimously

6. Unfinished Business and General Orders

6.1 Horizon View Lodge

Administration provided an update to the Board on the construction progress and administrative preparation for Horizon View Lodge.

6.2 Spruce Grove Family Affordable Housing

Administration updated the Board on the Affordable Housing Partnership Program funding application, Build Canada Homes funding application and project advocacy efforts. The application outcome is expected in April.

6.3 Meridian Housing Foundation Bylaws

Resolution #008/2026:

Moved by Member at Large Randy Dubord to approve the Meridian Housing Foundation Bylaws as presented.

Carried Unanimously

6.4 2026 Year End Auditing Services

The audit committee Chair, Member at Large Yvan Boutin provided an update to the Board on the RFP process and progress.

7. New Business

7.1 Strategic Direction

The Board plans to hold a strategic capital planning session to re-evaluate the current pipeline of projects, determine priorities, and review the funding approach for upcoming capital initiatives.

Resolution #009/2026:

Moved by Councillor Ben Jespersen to enter closed session at 11:55am.

Carried Unanimously

8. Closed Session

8.1 Personnel

Resolution #010/2026:

Moved by Vice Chair, Councillor Melanie Loyns to exit closed session at 12:07 pm.

Carried Unanimously

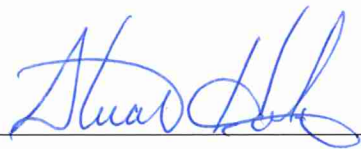
9. Date, Time and Place of Next Meeting

Meridian Housing Foundation’s next regular board meeting will be held on May 7, 2026 at 9:00 am at Meridian Housing Foundation’s Administration Office.


10. Adjournment

The Chair, Member at Large Stuart Houston, declared the meeting adjourned at 12:09 pm.

These minutes were approved on the 30 day of April, 2026.



Chair of Board



Vice-Chair