



THE EVERGREENS FOUNDATION BOARD OF DIRECTORS

Friday, December 12, 2025

Regular Board Meeting

Pyramid Lake Resort, Jasper

Board Representatives:

Councillor Winston Delorme
Councillor Anthony Giezen
Councillor Kathleen Waxer
Councillor Al Schram
Councillor John McNab
Mayor Brian LaBerge

Chair
Vice-Chair
Director
Director
Director
Director

Present
Present
Present
Present
Present
Present

MD of Greenview
Yellowhead County
Municipality of Jasper
Town of Edson
Parkland County
Town of Hinton

Administration:

Kristen Chambers
Leah Sorenson
Shyam Menon
Dakota Roberts

Chief Administrative Officer
Executive Assistant
Director Portfolio Management
Director of Finance

Present
Present
Present
Present

Item	Content	Action
1.	Call to Order <i>Chair Winston Delorme called the Regular Meeting to order at 10:39 am.</i>	
2.	Acceptance of Draft Agenda Motion 051-25 <i>Director Al Schram moved to accept the December 12, 2025 Regular Board Meeting Agenda. UNANIMOUSLY CARRIED.</i>	
3.	Consent Agenda Minutes of June 23, 2025 Regular Board Meeting Minutes of November 7, 2025 Special Meeting May-October Lodge Financial Statements May-October Social Housing Financial Statements Amendments to the Social Housing Program Affordable Housing Fund Interim Housing Seniors Lodge Modernization Program Motion 052-25 <i>Director John McNab moved to approve all items in the Consent Agenda as presented. UNANIMOUSLY CARRIED.</i>	
4.	Regular Agenda Action Items a) Signing Authorities	

Motion 053-25

Director Brian LaBerge moved to approve that Winston Delorme, Anthony Giezen, John McNab, Al Schram, Kathleen Waxter, Brian LaBerge, Kristen Chambers, Dakota Roberts, Leanne Yanitski, Madonna Popwell, Teresa Doige and Maxine Szewczuk be appointed as signing authorities with Alberta Treasury Branch Financial.

Any previous signing authorities who do not appear in this listing are to be deleted. *UNANIMOUSLY CARRIED.*

- b) Alberta Seniors and Community Housing Association Annual Membership

Motion 054-25

Director Brian LaBerge move to approve the ASCHA Membership for 2026. *UNANIMOUSLY CARRIED.*

- c) 2025 Lodge Suite Rents

Motion 055-25

Director Brian LaBerge moved to approve an increase to the lodge rates by \$100 per single and \$140 per couple effective July 1, 2026, for current residents. *UNANIMOUSLY CARRIED.*

Motion 056-25

Director Al Schram moved to approve the maximum rent amount as per Motion 056-22 with the affordability adjustment based on income to ensure alignment with the disposable income of \$407.00 for those under the AB Seniors Benefit Income threshold and the disposable income of \$650.00 for those over the AB Seniors Benefit Income threshold, for all new tenants effective January 1, 2026. *UNANIMOUSLY CARRIED.*

- d) 2026 Lodge Market Suite Rents

Motion 057-25

Director John McNab moved to approve the market rent table as presented, effective January 1, 2026, for new residents and July 1, 2026, for all existing market rent tenants. *UNANIMOUSLY CARRIED.*

- e) Maximum Rents for Senior Self-Contained Apartments

Motion 058-25

Vice-Chair Anthony Giezen moved to approve to set maximum basic rents for seniors' self-contained apartments in Edson to \$1214, Hinton \$1344 one-bedroom and \$1444 two-bedroom, and Evansburg, Entwistle and Wildwood to \$904, effective January 1, 2026 for new tenants and July 1, 2026 for current tenants. *UNANIMOUSLY CARRIED.*

- f) Capital Project Approval Requests

Motion 059-25

Vice-Chair Anthony Giezen moved to accept the project list as Information. *UNANIMOUSLY CARRIED.*

- g) 2026 Interim Operating Budget

Motion 060-25

Director Al Schram moved to approve the 2026 Interim Budget as presented. *UNANIMOUSLY CARRIED.*

Motion 061-25

Director Brian LaBerge moved to approve to have a budget review meeting in February 2025. UNANIMOUSLY CARRIED.

Motion 062-25

Vice-Chair Anthony Giezen moved to approve to schedule the budget review meeting on Wednesday, February 11, 2026 at 1:00 pm over Zoom. UNANIMOUSLY CARRIED.

Recess for lunch at 11:59 am
Reconvened at 1:16 pm

*John McNab exit
meeting at 11:59 am*

h) Capital Funds Allocation

Motion 063-25

Director Brian LaBerge moved to approve to fund a maximum of \$1,133,817.38 from deferred capital requisitions to operations for items expensed in error prior to 2024. UNANIMOUSLY CARRIED.

Motion 064-25

Director Al Schram moved to approve to move \$107,309.00 from deferred capital requisitions to the Pine Valley Lodge replacement reserve account and continue to fund this reserve contribution annually using the deferred capital requisition amount, as required by CMHC. UNANIMOUSLY CARRIED.

i) 2026 Capital Requisition

Motion 065-25

Vice-Chair Anthony Giezen moved to approve a 7-million-dollar capital requisition for the 2026 budget year. UNANIMOUSLY CARRIED.

j) Letter- Changes to Ministerial Order

Motion 066-25

Director Kathleen Waxer moved to approve to send a letter from the Board to the Ministry of Assisted Living and Social Services to make the following amendments to the Ministerial Order:

Add 12 units Kikinow Elders Lodge

Remove 33 units Pine Grove Manor

Remove Wildwood CH addresses- 5411 - 49 Street, Wildwood and 4804 - 56 Avenue, Wildwood

*Add 21 units senior self-contained Hinton
UNANIMOUSLY CARRIED.*

5. **Round Table**

6. **Adjournment**

Motion 067-25

*Director Brian LaBerge moved to adjourn the December 12, 2025 Regular Meeting of The Evergreens Foundation Board of Directors.
UNANIMOUSLY CARRIED.*

Meeting was adjourned at 1:35 pm.

Respectfully submitted:

Leah Sorenson, Executive Assistant

Date

Approved:

Winston Delorme, Board Chair

Date