

Wetaskiwin & Area Lodge Authority
December 6, 2023 @ 9:00am
County of Wetaskiwin Municipal Offices

MINUTES

County of Wetaskiwin	Kathy Rooyackers	Ken Adair	Lynn Carwell
City of Wetaskiwin	Wayne Neilson	Joe Branco	
Town of Millet	Gerdie Hogstead (regrets)		
The Bethany Group	Carla Beck	Shannon Holtz	Amanda Leckie
	Melodie Stol (recorder)		

1.	<p>Call to Order</p> <p>The meeting was called to order at 9:35am by Kathy Rooyackers, Board Chair.</p>
2.	<p>Review of Agenda</p> <p>WALA 23-12-01 MOVED by K. Adair to approve the December 6, 2023 Agenda as presented. CARRIED</p>
3.	<p>Approval of Minutes</p> <p>WALA 23-12-02 MOVED by W. Neilson to approve the October 11, 2023 Regular meeting minutes as presented. CARRIED</p>
4.	<p>Correspondence</p>
	<p>a. Seniors Income Amounts October - December 2023</p>
	<p>WALA 23-12-03 MOVED by J. Branco to accept the Correspondence as information. CARRIED</p>
5.	<p>Reports</p>
	<p>a.</p> <p>Financial Reports – for the 10 months ending October 31, 2023</p> <p>Review of financial statements and accompanying notes.</p> <p>Occupancy is lower than budget, however occupancy loss is still being funded though covid dollars. Good interest income.</p> <p>Utilities lower than budget with the mild fall. Noted inflationary pressures and discussed food costs and purchasing contract.</p>



Wetaskiwin & Area Lodge Authority
 December 6, 2023 @ 9:00am
 County of Wetaskiwin Municipal Offices


	b.	<p>Occupancy Stats to November 30, 2023</p> <p>5 move-ins to Peace Hills in November and additional ones scheduled for early December. Excellent response to the October open house. West Pine at 15 residents.</p> <p>Discussed process around couples rooms. Questions on the TBG community housing and working with community agencies.</p>
	c.	<p>CAO Report</p> <p>AUPE contract has been ratified.</p> <p>Upcoming Christmas events in the lodges. Smoking room closure at West Pine set for March 1, and gazebo modifications are being planned. Fall resident meetings focus on feedback on menus and activities. Member Neilson suggested connecting with FCSS and local Arts Council for funding for instructors for additional activities. Current QI project is Move-In experience.</p> <p>Advocacy update, County members did speak with Minister Nixon at RMA asking for room renovations at West Pine. ASCHA regional meeting information. Convention registration for March now open.</p>
		<p>WALA 23-12-04 MOVED by W. Neilson to accept the Reports as information. CARRIED</p>
6.	New Business	
	a.	<p>Budget 2024</p> <p>Revenues have been based on 93% occupancy at Peace Hills and 12 residents for West Pine. No covid funding and no changes to provincial LAP grant has been anticipated.</p> <p>Expenses for utilities reflect stable usage rates with the 87/60 contract and increases to the transmission & distribution fees and carbon taxes. Inflationary increase of 5% in operating, maintenance, general admin and food costs.</p> <p>Similar staffing levels to 2023, with increases related to the labour contract. No changes to the management fee.</p> <p>There is potential for the requisition to rise In 2025 should costs continue to rise and no additional Government of Alberta support is realized.</p> <p>Discussion on the current mortgage. Discussion on the investment strategy.</p> <p>The 2024 Lodge rates were reviewed with an increase to the Service Package fee of \$15 per month per resident.</p>




Wetaskiwin & Area Lodge Authority
 December 6, 2023 @ 9:00am
 County of Wetaskiwin Municipal Offices

	<p>WALA 23-12-05</p> <p>MOVED by W. Neilson to approve the 2024 Lodges budget with the projected deficit of to be drawn from retained earnings and requisition to remain unchanged at \$975,000 CARRIED</p> <p>WALA 23-12-06</p> <p>MOVED by J. Branco to approve the Lodges Rate sheet, reflecting an increase of \$15 per resident per month (singles to \$900, couples to \$1415) to the service packages rates and no changes to rental rate calculations or other charges effective July 1, 2024. CARRIED</p>
7.	<p>Round Table</p> <p>- L. Carwell shared that the community Handivan is once again operational.</p>
8.	<p>Next Meeting</p> <p>Wednesday March 27, 2024 at 9:00am at the County of Wetaskiwin offices.</p>
9.	<p>Adjournment</p> <p>WALA 23-12-07</p> <p>MOVED by K. Adair to adjourn the December 6, 2023 meeting at 11:05am. CARRIED</p>

vice chair



Kathy Rooyackers, Board Chair
 Wetaskiwin & Area Lodge Authority
WAYNE NEILSON, VICE CHAIR



Carla Beck, CEO
 The Bethany Group

March 27, 2024

Date

March 27, 2024

Date

