Wetaskiwin & Area Lodge Authority
May 6, 2026 @ 9:00am
West Pine Lodge, Winfield

MINUTES

County of Wetaskiwin	Bill Krahn	Ian Ruskowsky	Barry Clarkson
City of Wetaskiwin	Wayne Neilson	Mark Elder (regrets)	
Town of Millet	Kelly Kayfish-Winkler		
The Bethany Group	Carla Beck (regrets)	Shannon Holtz	Melodie Stol (recorder)
	Virginia Gutierrez	Ryan Campbell	Wolfgang Hoffman

1.	Tour of West Pine Lodge	
2.	Call to Order The meeting was called to order at 9:38 am by Board Chair Barry Clarkson.	
3.	Review of Agenda **WALA 26-05-01** **MOVED by B. Krahn to approve the May 6, 2026 Agenda as presented.** **CARRIED**	
4.	Approval of Minutes **WALA 26-05-02** **MOVED by W. Neilson to approve the March 25, 2026 Regular meeting minutes as presented.** **CARRIED**	
5.	Correspondence	
	a.	2026 Housing Income Thresholds
6.	Reports	
	a.	Financial reports for the three months ending March 31, 2026 Stable revenue with expenses under budget and reflect normal conditions in the first quarter of the years. Statement of Financial Position reflects a strong cash position.

	b.	Occupancy Report to April 30, 2026 Peace Hills at 97% and West Pine at 62%
	c.	CAO Report AUPE negotiations update with next round of bargaining scheduled May 26 and 27. Resident spring meetings completed at both lodges. Survey results discussed with the residents. Highlights of recent lodge activities. Peace Hills Lodge 15th anniversary on Tuesday June 2 at 2 pm. Capital projects updates. Wolfgang reviewed the status of the projects. Mechanical room and suite conversions at WPL were awarded. Tub to shower conversions will need some abatement work. Discussed the bid process and the government process. Scheduling the work to minimize resident disruption. Suggestion to have an open house event once the work is completed and to invite both Minister Nixon and Minister Wilson who are the local MLA's. The Ministry provided a lodge reserve fund contribution of $40,000 (total amount to be shared between the two lodges). Administration will provide options to the board for allocation according to government established criteria. Waitlist 3 West Pine, 28 Peace Hills. ASCHA Convention report and verbal items from Barry who attended. 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.
	WALA 26-05-03	**MOVED by I. Ruskowsky to accept the Reports as information. CARRIED**
7.	New Business	
	a.	Business Plan Review Reviewed the business plan summary. Discussed tracking of capital maintenance projects and comparing actual amount spent to projected budget. Comments regarding the West Pine Lodge funding being matching. Discussion on the QI initiatives and the welcome experience embracing person-centered practices.

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		Idea on connecting with more community activities to enhance resident life. Art Center example, how can costs be covered to bring in new experiences. County of Wetaskiwin members interested in The Bethany Group presenting to their council. **WALA 26-05-04** **MOVED by W. Neilson to accept the business plan summary as information. CARRIED**
8.	Next Meeting Wednesday June 24 at 9:00am at County of Wetaskiwin Municipal Offices, with tour of Peace Hills Lodge to follow.	
9.	Adjournment **WALA 26-05-05** **MOVED by K. Kayfish-Winkler to adjourn the May 6, 2026 meeting at 11:45 am. CARRIED**	

Barry Clarkson, Board Chair
Wetaskiwin & Area Lodge Authority

Carla Beck, CEO
The Bethany Group

June 24 2026.
Date

June 24, 2026
Date