



**Taber & District
HOUSING FOUNDATION**

Provide individuals, families and seniors with affordable and caring accommodation.

AGENDA
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, April 30 @ 1:30 p.m.
TDHF Admin Office - Boardroom

1. **Approval of Agenda**
2. **Approval of Minutes:**
 - a) Minutes – Annual General Meeting – March 26, 2026
 - b) Minutes – Board of Directors Meeting – March 26, 2026
 - c) Minutes – TDHF Board of Directors Special Meeting – April 16, 2026
3. **Business Arising:**
 - a) Drug & Alcohol Policy – UNDER REVIEW
 - b) Meals on Wheels – Statistics to March 31, 2026
4. **Financial Statements**
 - a. Income Statement & Bank Reconciliation – CVL – March 31, 2026
 - b. Income Statement & Bank Reconciliation – Social Housing – March 31, 2026
 - c. Bank Reconciliation – Security Deposit – March 31, 2026
5. **Reports**
 - a) Lodge Manager/Resident Manager Report
 - b) Operations Manager Report
 - c) Placement Officer Report
 - d) Financial Administrator's Report
 - e) CAO Report
6. **New Business:**
 - a) CVL Project Update:
 - Construction Manager Process
 - Development Permit
 - Municipal Councils – Letters of Support
 - Build Canada Homes Information
 - 100 Wing Plan
 - Expression of Interest from 1st Choice Savings and Credit Union
 - b) Letters – Compliance Audits
 - a. March 12, 2026 – Accommodation Standards – Type B Continuing Care
 - b. March 12, 2026 – Accommodation Standards – Supportive Living
 - c. April 2, 2026 – Compliance Issues Resolved – CCHSS Audit – December 2025
 - c) Memo – ALSS 2025/6 Inflation Adjustment & Funding Advice
 - d) Collective Bargaining Proposal Items
7. **Information**
 - a) Report – Social Housing – April 24, 2026
8. **Adjournment**

Next Meeting: Board of Directors Mtg. Thursday, May 28, 2026 1:30 pm TDHF Admin Office - Boardroom



**Taber & District
HOUSING FOUNDATION**

Providing individuals, families and seniors with affordable and caring accommodation.

**Annual General Board Meeting (AGM)
Taber and District Housing Foundation (TDHF)
Thursday, March 26, 2026 at 2:00 pm
Clearview Lodge - Atrium**

Directors in Attendance:	Rosanne Horrocks (Chair) Dan Remfert Jane Jensen	Joe Strojwas Tamara Miyanaga
Administration:	Tim Janzen, CAO Tanya Fallon, Lodge Manager Mary Klassen, Placement Officer	Corey Beck, Operations Manager Carrie Wilson, Resident Manager
Absent:	Tom Machacek	Paul Ballard

MINUTES

Board Chair, Rosanne Horrocks, called the Annual General Meeting to order at 1:30 pm and will be acting as the Meeting Chair. R. Horrocks welcomed everyone and introduced the other members of the TDHF Board, the CAO, and Managers present. All members of the Board introduced themselves and indicated the municipality they represented or that they were members-at-large.

1. Agenda Approval

Motion 2026 - 032

MOVED by J. Strojwas to approve the agenda as presented.

CARRIED

2. Review of 2025 AGM Minutes

The minutes from the Annual General Meeting (AGM) held May 22, 2025, were circulated to those in attendance for their information only.

As a Society under the Societies Act, we are required to have an AGM and not because we are a Management Body. Management Bodies do not require an AGM and therefore most do not have one. The TDHF Board Members are considered the 'members' of the Society in our Bylaws. Therefore, the minutes from the 2025 AGM were already approved by the Board last spring.

3. 2025 Audited Financial Statements & the Auditors Report;

Darren Adamson, Partner at Avail LLP, provided an analysis of the clean audit opinion and 2025 TDHF consolidated financial statements.

a) Consolidated Financial Statements – TDHF

CAO stated that the Auditor's Report shows a clean opinion and outlines the responsibilities of the auditor and Taber and District Housing Foundation.

He noted that there was an increase in Total Assets to \$9.8 million:

- Asset transfer of Harmony Home Manor (valued – Land - \$100,00 and Building - \$3.6 million)
- Due to \$270,000 increase in Cash
- Due to \$100K decrease in Current Liabilities
- Accumulated amortization of \$200,000

A review of the Statement of Operations showed a consolidated surplus of nearly \$310,000.

Motion 2026-033

MOVED by D. Remfert to accept the Consolidated Financial Statements as information, for the year ending December 31, 2025.

CARRIED

4. Annual Report 2025: Chief Administrative Officer

CAO Tim Janzen presented a report as a compilation of information from the 2025 Annual Lodge Manager's report and 2025 Annual Operations Manager's report. The highlights of 2025 included:

- Two new Lodge Managers – Tanya Fallon and Carrie Wilson
- Award winning float entry in the Taber Cornfest Parade
- Successfully receiving funding for Clearview Lodge Expansion & Modernization project
- Receiving our highest score yet on an internal Health & Safety audit (99%)

Motion 2026 - 034

MOVED by J. Strojwas to accept the CAOs report as presented.

CARRIED

5. Questions & Comments

- The CAO was asked many questions about the CVL Expansion & Modernization project.
- The CAO was asked about changes to continuing care regulations and processes.

5. Adjournment

There being no further business, the Chair moved the AGM be adjourned at 2:35 pm. The next Annual General Meeting will be held in March 2027.

Motion 2026 - 035

MOVED by J. Jensen that Annual General Meeting be adjourned at 2:35 pm

CARRIED

Date

Rosanne Horrocks, Chair

Date

Tim Janzen, CAO



**Taber & District
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MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, March 26, 2026
Clearview Lodge – Activity Room

ATTENDANCE

Board:	Rosanne Horrocks Joe Strojwas (via Zoom)	Jane Jensen Tamara Miyanaga	Dan Remfert
Absent:	Tom Machacek	Paul Ballard	
Administration:	Tim Janzen (CAO), Tanya Fallon (CVL Lodge Manager), Carrie Wilson (CVL Resident Manager), Corey Beck (Operations Manager) & Mary Klassen (Placement Officer)		

Rosanne Horrocks, Board Chair, called the meeting to order at 3:00 pm.

1. Approval of Agenda

Motion 2026 - 036

MOVED by J. Jensen to approve the agenda as presented.

CARRIED

2. Approval of Minutes

Motion 2026 - 037

MOVED by T. Miyanaga to accept the minutes from the Board of Directors meeting of Thursday, February 26, 2026.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Meals on Wheels** – Statistics YTD to February 28, 2026

4. Financial Statements – Financial Statements & Bank Reconciliations

Motion 2026 - 038

MOVED by D. Remfert to approve financial statements and bank reconciliations for Clearview Lodge to February 28, 2026.

CARRIED

Motion 2026 - 039

MOVED by J. Jensen to approve financial statements and bank reconciliations for Social Housing to February 28, 2026.

CARRIED

Motion 2026 - 040

MOVED by J. Strojwas to approve bank reconciliations for Security Deposits for the months of February 2026.

CARRIED

5. Reports

a) CVL Lodge Manager/Resident Manager Report

Motion 2026 - 041

MOVED by D. Remfert to accept the Lodge Manager/Resident Manager report, as presented.

CARRIED

b) Operations Manager Report

Motion 2026 - 042

MOVED by J. Jensen to accept the Operations Manager report, as presented.

CARRIED

c) Placement Officer Report

Motion 2026 - 043

MOVED by T. Miyanaga to accept the Placement Officer report, as presented.

CARRIED

d) Chief Administrative Officer Report

Motion 2026 - 044

MOVED by J. Strojwas to accept the Chief Administrative Officer report, as presented.

CARRIED

6. New Business

a) **Clearview Lodge – Design Process, Ideas & Schedule**

CAO presented information about:

- CVL – Design Costs – Pre-Construction (to date)
- Status of the RFP – Construction Manager
- Information about Build Canada Homes
- Presentations to Municipal Councils – Anticipated Receipt of Letters of Support

Resolution: Authorization to Approve Commercial Financing

Consensus was reached that the resolution should be made upon receipt of Letters of Support.

Resolution: Seek Ministerial Approval for Debt Financing

Consensus was reached that the resolution should be made upon receipt of Letters of Support.

b) Letter – 2026 Operating Budget Details – Ministry of Assisted Living and Social Services

CAO reviewed budget letter received from ALSS and the increases for operational funding for Social Housing, the Lodge Assistance Program and Rental Assistance Benefit program.

c) Memo – Assisted Living Alberta – Increase for Continuing Care Fees, effective April 1, 2026

CAO reported that it was unclear whether this was a one-time increase or whether there would be an additional increase based on the cost of living later this year. Until there was clarity on this issue, TDHF would not implement an increase in continuing care rates.

d) Letter – MD of Taber – Council Appointment

Motion 2026-045

MOVED by J. Strojwas to accept the Municipal Appointment Letters for the MD of Taber for the period of February 2026 to October 2026. Tamara Miyanaga to be the MD of Taber appointee for that time frame.

CARRIED

e) 8760 – Future Electricity & Natural Gas Strategy Recommendation

Motion 2026-046

MOVED by J. Strojwas to accept the 8760 recommendation and TDHF participate in the Spring Public tender for electricity (2028 & 2029) and natural gas (2028 – 2030).

7. Other Information

a) Report – Social Housing – March 20, 2026

8. Adjournment

Motion 2026 - 047

MOVED by J. Jensen to adjourn the meeting at 4:05 pm

CARRIED

Next Meeting:

TDHF Board of Directors

Thursday, April 30, 2026

1:30 pm

TDHF Admin Office Boardroom

Rosanne Horrocks, Chairperson

Tom Machacek, Vice-Chairperson



**Taber & District
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MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, April 16, 2026
TDHF Administrative Office Boardroom

ATTENDANCE

Board:	Rosanne Horrocks Joe Strojwas	Tom Machacek Tamara Miyanaga	Dan Remfert
Absent:	Jane Jensen	Paul Ballard	
Administration:	Tim Janzen (CAO) (via Zoom) & Corey Beck (Operations Manager)		

Rosanne Horrocks, Board Chair, called the meeting to order at 9:00 am.

1. Approval of Agenda

Motion 2026 - 048

MOVED by J. Strojwas to approve the agenda as presented.

CARRIED

2. New Business

a) Construction Financing – 1st Choice Savings & Credit Union

Motion 2026 - 049

MOVED by T. Machacek to support borrowing from 1st Choice Savings & Credit Union for the Clearview Lodge Expansion and Modernization project.

CARRIED

b) Ministerial Approval for TDHF Borrowing

Motion 2026 - 050

MOVED by J. Strojwas to seek and support the approval of Minister Jason Nixon and direct Administration to forward documentation to the Minister's office.

CARRIED

c) Additional Sources of Funding/Financing for CVL Expansion & Modernization Project

Motion 2026 - 051

MOVED by T. Miyanaga that the Board directs the CAO to continue to seek out additional sources of funding/financing for the Clearview Lodge Expansion and Modernization project and report on progress at monthly TDHF Board of Director's meetings.

CARRIED

d) Selection of Construction Manager

CAO reported that Douglas Bergen, Bergen & Associates, had reached out to references for JEN-COL Construction and have provided an email of his findings.

Motion 2026-052

MOVED by D. Remfert to hire JEN-COL Construction as the Construction Manager for the Clearview Lodge Expansion and Modernization project.

CARRIED

e) Communication Plan

CAO was directed to put together talking points for the Board and information for the Clearview Lodge residents, family members and staff re: the CVL Expansion and Modernization project. This plan to make media and public information releases in a controlled manner and ensure that everyone receives the same information.

3. Adjournment

Motion 2026 - 053

MOVED by T. Miyanaga to adjourn the meeting at 9:45 am

CARRIED

Next Meeting:

TDHF Board of Directors Thursday, April 30, 2026 1:30 pm TDHF Admin Office Boardroom

Rosanne Horrocks, Chairperson

Tom Machacek, Vice-Chairperson

TDH Board Mtg April 16

Present at mtg, Joe, Roseanne, Tamara, Cory, Dan, Tom, Tim via zoom

Agenda, moved by Joe to accept, CARRIED

Discussion around 1st Choice Credit Union and supporting the borrowing from them to further the Lodge project,

Motion from Tom and 2nd from Dan, to Support borrowing from 1st Choice Credit Union for the Lodge Expansion and Modernization, motion CARRIED

Motion from Joe and 2nd Dan, To seek and support the Ministerial Approval for Borrowing, and forward intentions to Provincial Minister. Motion CARRIED

Motion from Tamara, That the Bd direct the CEO from TDH to seek further funding for the Clearview Project, and to report on progress monthly. Motion CARRIED

Discussion re Construction Manager, Doug Bergen reached out to the References about the JenCol Interview, Tim read the correspondence and information gathered, following discussion

Motion from Dan and 2nd from Tamara, To have JenCol hired as the Construction Mgrs. for the Clearview Lodge Project, Motion CARRIED

Discussion on going forward, Have Tim put together talking points for the Board and information for Residents and staff on the Lodge Project, to make media and Public information done in a controlled manner.

Motion from Tamara to adjourn, CARRIED

Minutes by Tom

2026 MOW Summary

Month	# Clients (inv)	# of Meals	YTD	Days/Mon Discount	
January	29	411	411	36	733.50
February	33	396	807	28	963.00
March	34	438	1245	30	819.00
April			1245		
May			1245		
June			1245		
July			1245		
August			1245		
September			1245		
October			1245		
November			1245		
December			1245		
YTD MEALS		1245		94	2,515.50
\$/MEAL		\$11.00		Days/Mon Discount	
Discounted to	#1 - less \$1.50	\$8.50	Oct 1, 2025 - \$11.00 -		
Discounted to	#2 - less \$6.00	\$4.00			

<u>Year (YTD)</u>	<u># of clients</u>	<u># of Meals</u>
2021	37	1785
2022	35	1477
2023	34	1460
2024	39	1589
2025	27	1158

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2026 to Mar 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
REVENUE			
Rental Revenue			
Resident Rent	440,270.00	1,866,777.00	-76.42
Lodge Fees	400.00	800.00	-50.00
Rent Rebates	-3,814.00	-12,000.00	-68.22
Total Rental Revenue	<u>436,856.00</u>	<u>1,855,577.00</u>	-76.46
Resident Services			
Parking	1,241.00	5,100.00	-75.67
Laundry	9,386.00	13,000.00	-27.80
Medication Fees	4,420.00	18,720.00	-76.39
Resident Fundraising	130.00	500.00	-74.00
Therapeutic Bath	1,200.00	6,000.00	-80.00
Activity Fee	4,070.00	0.00	0.00
Personal Emergency Call System	2,490.00	8,400.00	-70.36
Total Sundry Resident Revenue	<u>12,310.00</u>	<u>33,620.00</u>	-63.38
Tenant Maintenance Recovery	0.00	500.00	-100.00
Total Resident Services	<u>22,937.00</u>	<u>52,220.00</u>	-56.08
Non Resident Services			
Facility Rental	450.00	1,800.00	-75.00
Meals on Wheels	13,695.00	44,400.00	-69.16
Meals on Wheels Discounts	-2,515.50	-7,200.00	-65.06
Guest Meals	875.00	2,400.00	-63.54
Staff Meals	1,705.00	7,000.00	-75.64
Canteen Revenue	178.35	500.00	-64.33
Total Other Meal Services	<u>2,758.35</u>	<u>9,900.00</u>	-72.14
Tuck Shop	2.50	0.00	0.00
Sundry Revenue	63.81	50.00	27.62
Total Non Resident Services	<u>14,454.16</u>	<u>48,950.00</u>	-70.47
Grants			
ASHC LAP Grant	88,284.00	266,815.00	-66.91
Total ASHC Grants	<u>88,284.00</u>	<u>266,815.00</u>	-66.91
Total Grants	<u>88,284.00</u>	<u>266,815.00</u>	-66.91
Operation Funding			
Health Funding	223,608.75	907,917.00	-75.37
Requisition Revenue	138,377.73	553,511.00	-75.00
Total Operation Funding	<u>361,986.48</u>	<u>1,461,428.00</u>	-75.23
Management & Administration			
Other Recovery	3,592.53	14,800.00	-75.73
NSF/Late Fees	0.00	25.00	-100.00
Sundry Revenue	0.00	1,200.00	-100.00
Total Management and Admini...	<u>3,592.53</u>	<u>16,025.00</u>	-77.58
Investment Income			
Interest	7,164.72	17,280.00	-58.54
Total Investment Income	<u>7,164.72</u>	<u>17,280.00</u>	-58.54
Charitable Revenue			
Donations	25.00	0.00	0.00
Resticted Donations	30.00	0.00	0.00
Total Charitable Revenue	<u>55.00</u>	<u>0.00</u>	0.00
TOTAL REVENUE	<u>935,329.89</u>	<u>3,718,295.00</u>	-74.85

4/1/21

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2026 to Mar 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
EXPENSE			
Utilities			
Heating	13,611.16	41,000.00	-66.80
Electricity	13,539.56	62,000.00	-78.16
Water & Sewer	4,519.17	20,000.00	-77.40
Waste Removal	609.72	2,700.00	-77.42
Telephone	1,633.70	9,140.00	-82.13
Bulk Contract Expenses	8,424.57	34,540.00	-75.61
Total Utilities	42,337.88	169,380.00	-75.00
Operating			
Bakery	7,015.92	31,000.00	-77.37
Dairy	12,491.45	57,750.00	-78.37
Groceries	37,504.90	143,500.00	-73.86
Meat	26,768.49	114,000.00	-76.52
Total Food	83,780.76	346,250.00	-75.80
Food Supplies	6,905.87	26,000.00	-73.44
Janitorial & Housekeeping	10,150.70	56,435.00	-82.01
Laundry	1,185.80	9,250.00	-87.18
Linen Supplies	0.00	4,000.00	-100.00
Total Cleaning	11,336.50	69,685.00	-83.73
Equipment & Furn Purchase	15,714.88	27,484.00	-42.82
Equipment & Furn Repairs	34.51	5,000.00	-99.31
Insurance	3,082.71	17,000.00	-81.87
Craft Supplies	0.00	500.00	-100.00
Entertainment Supplies	363.98	3,000.00	-87.87
Recreation Supplies (Vol Apprec)	848.17	8,000.00	-89.40
Total Resident/Volunteer Progra...	1,212.15	11,500.00	-89.46
Publicity & Promotion	12.50	4,675.00	-99.73
Pest Control	0.00	2,500.00	-100.00
Sundry	0.00	670.00	-100.00
Total Operating	122,079.88	510,764.00	-76.10
Operating Maintenance			
Appliances	6,992.07	14,695.00	-52.42
Bldg Safety & Security Systems	9,798.57	27,706.00	-64.63
Sundry	42.75	350.00	-87.79
Vehicles	91.89	1,400.00	-93.44
Building Interior Painting Units	575.00	4,800.00	-88.02
Building Interior Flooring	798.00	5,000.00	-84.04
Building Interior Suite Reno	55.77	3,800.00	-98.53
Building Exterior	0.00	750.00	-100.00
Heating, Ventilation & A/C	173.30	15,400.00	-98.87
Plumbing	1,646.29	11,650.00	-85.87
Electrical	288.08	6,550.00	-95.60
Grounds & Maintenance	785.00	22,300.00	-96.48
Maintenance Equipment - Repair	0.00	1,000.00	-100.00
Maintenance Equipment - Purch...	0.00	500.00	-100.00
Maintenance - Tools & Supplies	64.42	1,000.00	-93.56
Total Operating Maintenance	21,311.14	116,901.00	-81.77
Human Resources			
Administration Salaries	109,406.79	398,808.00	-72.57
Housekeeping Salaries	65,444.80	310,056.00	-78.89
Food Service Salaries	128,320.17	541,788.00	-76.32
Maintenance Salaries	25,378.50	85,293.00	-70.25
Resident Care Salaries	23,454.43	126,459.00	-81.45
Total Salaries & Wages	352,004.69	1,462,404.00	-75.93
CPP	15,933.81	79,476.00	-79.95
EI	6,692.42	30,023.00	-77.71

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2026 to Mar 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
EE Benefits	16,768.76	95,200.00	-82.39
Other Pension Contributions	7,892.05	45,000.00	-82.46
WCB	7,830.77	43,000.00	-81.79
Total Benefits	55,117.81	292,699.00	-81.17
Contract Employment	5,081.36	25,623.00	-80.17
Personal Recruitment	2,205.71	4,400.00	-49.87
Staff Functions & Recognition	227.66	13,000.00	-98.25
Training & Development	5,035.03	42,000.00	-88.01
Health & Safety	4,070.94	22,076.00	-81.56
Legal Fees	661.05	10,000.00	-93.39
Labour Relations	3,365.18	40,500.00	-91.69
Total Human Resources	427,769.43	1,912,702.00	-77.64
Administration			
Bank Charges	761.25	3,650.00	-79.14
Courier & Postage	189.25	1,000.00	-81.08
Stationery & Other Supplies	1,757.55	7,500.00	-76.57
Office Rent	1,793.64	10,074.00	-82.20
Office Equipment & Furn Purchase	790.68	1,900.00	-58.39
Office Equipment & Furn Repairs	419.03	1,900.00	-77.95
Vehicle & Travel	759.00	3,840.00	-80.23
Board Expenses	352.97	12,895.00	-97.26
Association Fees	1,983.33	4,340.00	-54.30
Legal Fees	0.00	150.00	-100.00
Audit Fees	0.00	20,000.00	-100.00
Consulting Fees	0.00	5,200.00	-100.00
IT Services	6,167.91	19,390.00	-68.19
Sundry	251.00	1,075.00	-76.65
Accreditation	0.00	10,000.00	-100.00
Total Administration	15,225.61	102,914.00	-85.21
Health Expenditures			
Salaries - Resident Care	179,104.34	755,248.00	-76.29
Total Salaries - Resident Care	179,104.34	755,248.00	-76.29
Benefits - Resident Care	28,908.47	135,112.00	-78.60
Total Benefits - Resident Care	28,908.47	135,112.00	-78.60
Materials & Supplies Resident C...	3,154.05	21,200.00	-85.12
Total Health Expenditures	211,166.86	911,560.00	-76.83
Capital Maintenance			
Heating, Ventilation, A/C (Cap)	10,200.00	0.00	0.00
Total Capital Maintenance	10,200.00	0.00	0.00
TOTAL EXPENSE	850,090.80	3,724,221.00	-77.17
NET INCOME	85,239.09	-5,926.00	-1,538.39

4/5/2026

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

CLEARVIEW LODGE
MONTH ENDING MARCH 31, 2026

<u>GENERAL LEDGER BALANCE END OF PREVIOUS MONTH</u>		1,591,338.63 0.00
RECEIPTED DEPOSITS FOR THE MONTH		28,163.74
PADS		153,327.50
Misc DD		0.00
Intercompany		36,000.00
GIC PURCHASE		0.00
GIC INTEREST EARNED		0.00
Direct Deposit Requisitions		0.00
DEPOSIT INTEREST		1,106.62
HH Interest		1,892.19
LESS DISBURSMENTS FOR THE MONTH	Eft's	-206,795.63
	RBC Express / PAD's	-133,454.10
LESS DISBURSMENTS FOR THE MONTH	Payroll	-148,993.46
	RRSP	-9,314.86
	Bank Error	0.00
	Deposit Forms ordered	0.00
Miscellaneous		-236.75
RBC DIRECT DEBIT AGREEMENT		29,428.00
AB Seniors LAP		74,536.25
AHS Funding - Direct Deposit		0.00
PAD Return		0.00
Misc		0.00
<u>GENERAL LEDGER ENDING BALANCE</u>		<u>\$1,416,998.13</u>

<u>BALANCE PER BANK STATEMENT</u>	1,416,998.13
LESS OUTSTANDING CHEQUES	0.00
OUTSTANDING DEPOSITS	
<u>NET BALANCE END OF MONTH</u>	<u>\$1,416,998.13</u>

4. a) 14



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_3977330 E D 09179 00346

TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

February 27, 2026 to March 31, 2026

Account number: 09179 100-146-0

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on February 27, 2026	\$1,591,338.63
Total deposits & credits (10)	+ 324,454.30
Total cheques & debits (34)	- 498,794.80
Closing balance on March 31, 2026	= \$1,416,998.13

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			1,591,338.63
02 Mar	Direct Payment (PAD's) service total GRADS1097890000		153,327.50	1,744,666.13
	Misc Payment AHS AP EFT CAD		74,536.25	
	Misc Payment COINAMATIC CANA	189.72		
	Misc Payment TOWN OF TABER Pre-Author	2,053.79		
	Cable TV Bill Pmt SHAW CABLE TV	2,948.60		
	Business PAD Bnfts by Dsgn	14,059.96		1,799,950.31
	Deposit interest		2,998.81	1,802,949.12
05 Mar	Misc Payment Government of A		29,428.00	
	Activity fee	236.75		1,832,140.37
06 Mar	Direct Deposits (PDS) service total GRADS7204090000	932.63		1,831,207.74
09 Mar	Deposit 0156		2,299.00	



Business Account Statement

February 27, 2026 to March 31, 2026
Account number: 09179 100-146-0

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
09 Mar	COMMERCIAL TAXES EMPTX 5970736	56,796.16		
	Misc Payment TransAlta Enrgy TEM-26-1438395	4,982.32		1,771,728.26
10 Mar	Bill payment - 4831 SECURTEK MS	49.30		
	Bill payment - 4819 MEDLINE CANADA	169.05		
	Bill payment - 4838 TABER HM HARDWR	181.77		
	Bill payment - 4825 GOVT AB NON GRP	354.00		
	Bill payment - 4809 CENTENNIAL FOOD	2,368.80		
	Bill payment - 4835 SYSCO-CALGARY	6,320.89		
	Bill payment - 4813 GFS CANADA LTD	6,976.61		
	Direct Deposits (PDS) service total GRADS7204090000	16,582.22		
	ACCOUNT TRANSFER 9606927999	992.25		1,737,733.37
11 Mar	Bill Payment Telus Comm	151.87		1,737,581.50
16 Mar	Deposit 0157		370.00	
	Direct Deposits (PDS) service total GRADS7204090000	13,959.26		
	Bill Payment DE BUSINESS	5,177.00		1,718,815.24
17 Mar	Cable TV Bill Pmt SHAW CABLE TV	157.03		1,718,658.21
23 Mar	Deposit 0158		4,804.04	1,723,462.25
25 Mar	Deposit 0159		16,447.20	
	Direct Deposits (PDS) service total GRADS7204090000	134,101.57		
	Misc Payment RBC PAYROLL	2,547.84		
	Misc Payment RBC PAYROLL	6,767.02		1,596,493.02
26 Mar	Account transfer Intercompany		36,000.00	1,632,493.02
	Bill payment - 7413 TABER HM HARDWR	81.62		
	Bill payment - 7403 MEDLINE CANADA	386.40		
	Bill payment - 7394 CENTENNIAL FOOD	3,756.31		
	Bill payment - 7406 SYSCO-CALGARY	4,608.53		
	Bill payment - 7397 GFS CANADA LTD	8,044.66		
	Bill payment - 7419 WCB-ALBERTA	10,554.41		
	Direct Deposits (PDS) service total GRADS7204090000	18,108.08		
	ACCOUNT TRANSFER 9608547384	596.54		1,586,356.47
27 Mar	Direct Deposits (PDS) service total GRADS7204090000	172,105.33		1,414,251.14
31 Mar	Deposit 0161		4,243.50	

4. a) vi



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

February 27, 2026 to March 31, 2026
Account number: 09179 100-146-0

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
31 Mar	Misc Payment TOWN OF TABER Pre-Author	1,496.51		1,416,998.13
	Closing balance			1,416,998.13

Deposit Interest Earned: \$2,998.81

Account Fees: \$236.75

4/11/26

Taber and District Housing Foundation - sochsg **Comparative Income Statement**

	Actual Jan 01, 2026 to Mar 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
REVENUE			
Rental Revenue			
Resident Rent (Note 1)	269,436.00	1,067,112.00	-74.75
Rent Rebates	-848.00	-1,300.00	-34.77
Rent Loss COVID	0.00	0.00	0.00
Sundry Rent Revenue	0.00	0.00	0.00
Total Rent Revenue	<u>268,588.00</u>	<u>1,065,812.00</u>	-74.80
Resident Services			
Parking	4,804.00	14,904.00	-67.77
Utility Recovery	12,217.00	46,956.00	-73.98
Sundry Resident Revenue	2,794.00	11,540.00	-75.79
Tenant Maintenance Recovery	614.26	5,050.00	-87.84
Total Resident Services	<u>20,429.26</u>	<u>78,450.00</u>	-73.96
Non Resident Services			
Sundry Revenue	1,777.33	5,730.00	-68.98
Total Non Resident Services	<u>1,777.33</u>	<u>5,730.00</u>	-68.98
Grants			
ASHC - Rent Supplement Grant	5,320.00	16,800.00	-68.33
Total Grants	<u>5,320.00</u>	<u>16,800.00</u>	-68.33
Management & Administration			
Gain or Loss on Sale of Capital	2,500.00	0.00	0.00
Total Management & Administr...	<u>2,500.00</u>	<u>0.00</u>	0.00
Charitable Revenue			
Restricted Donations	0.00	0.00	0.00
Total Charitable Revenue	<u>0.00</u>	<u>0.00</u>	0.00
TOTAL REVENUE	<u>298,614.59</u>	<u>1,166,792.00</u>	-74.41
EXPENSE			
Utilities			
Heating (Gas/Heat/Fuel)	20,024.85	60,000.00	-66.63
Electricity	17,756.05	70,565.00	-74.84
Water & Sewer	25,007.24	105,000.00	-76.18
Waste Removal	3,995.49	20,000.00	-80.02
Telephone	3,275.59	16,930.00	-80.65
Total Utilities	<u>70,059.22</u>	<u>272,495.00</u>	-74.29
Operating			
Cleaning	95.54	21,950.00	-99.56
Equipment & Furniture Purchase	0.00	2,000.00	-100.00
Equipment & Furniture Repairs	0.00	200.00	-100.00
Insurance	4,772.76	27,000.00	-82.32
Resident/Volunteer Programs	9,120.00	12,300.00	-25.85
Bad Debt Expense	0.00	10,000.00	-100.00
Publicity & Promotion	12.50	6,500.00	-99.81
Pest Control	0.00	5,200.00	-100.00
Sundry	0.00	0.00	0.00
SUBTOTAL GRANTS IN LIEU	0.00	0.00	0.00
Toal Operating	<u>14,000.80</u>	<u>85,150.00</u>	-83.56
Operating Maintenance			
Appliances	2,079.99	21,664.00	-90.40
Bldg Safety & Security Systems	2,413.07	32,020.00	-92.46

4, b) i

Taber and District Housing Foundation - sochsg **Comparative Income Statement**

	Actual Jan 01, 2026 to Mar 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
Sundry	42.75	750.00	-94.30
Vehicles	2,542.83	16,600.00	-84.68
Building Int Painting Common Area	0.00	0.00	0.00
Building Interior Painting Units	4,026.72	17,600.00	-77.12
Building Interior Flooring	2,935.50	17,000.00	-82.73
Building Interior Suite Reno	178.35	16,950.00	-98.95
Building Exterior	300.00	65,845.00	-99.54
Building Remediation	0.00	0.00	0.00
Heating, Ventilation & A/C	1,534.68	43,700.00	-96.49
Plumbing	30,684.06	78,632.00	-60.98
Electrical	3,344.81	15,750.00	-78.76
Grounds & Maintenance	15,322.29	67,550.00	-77.32
Elevators	0.00	6,435.00	-100.00
Maintenance Equipment - Repair	0.00	3,000.00	-100.00
Maintenance Equipment - Purch...	0.00	2,500.00	-100.00
Maintenance - Tools & Supplies	64.40	1,000.00	-93.56
Facility Condition Inspection	0.00	0.00	0.00
Total Maintenance	65,469.45	406,996.00	-83.91
Human Resources			
Salaries & Wages	0.00	0.00	0.00
Administration Salaries	47,868.95	218,155.00	-78.06
Maintenance Salaries	43,174.94	200,000.00	-78.41
Total Salaries & Wages	91,043.89	418,155.00	-78.23
Benefits	0.00	0.00	0.00
CPP	4,530.96	20,250.00	-77.62
EI	2,165.61	8,105.00	-73.28
EE Benefits	7,014.69	41,000.00	-82.89
Other Pension Contributions	2,968.89	16,500.00	-82.01
WCB	85.04	5,500.00	-98.45
Total Benefits	16,765.19	91,355.00	-81.65
Contract Employment	0.00	0.00	0.00
Personal Recruitment	0.00	2,000.00	-100.00
Staff Functions & Recognition	28.49	4,700.00	-99.39
Training & Development	572.50	20,615.00	-97.22
Health & Safety	21.00	850.00	-97.53
Legal Fees	0.00	500.00	-100.00
Labour Relations	0.00	0.00	0.00
Total Human Resources	108,431.07	538,175.00	-79.85
Administration			
Bank Charges	694.84	4,980.00	-86.05
Courier/Postage	189.25	950.00	-80.08
Stationery & Other Supplies	728.48	3,800.00	-80.83
Office Rent	5,001.70	21,814.00	-77.07
Office Equipment & Furn	125.00	11,352.00	-98.90
Office Equipment & Furn Repairs	453.66	1,950.00	-76.74
Vehicle & Travel	1,161.00	5,048.00	-77.00
Board Expenses	381.31	15,000.00	-97.46
Association Fees	3,657.67	4,515.00	-18.99
Professional Fees	0.00	0.00	0.00
Legal Fees	0.00	6,000.00	-100.00
Audit Fees	0.00	18,000.00	-100.00
Consulting Fees	0.00	0.00	0.00
IT Services	3,480.10	7,750.00	-55.10
Sundry	250.43	825.00	-69.64
Total Administration	16,123.44	101,984.00	-84.19
Amortization			
Amortization	0.00	0.00	0.00
Total Amortization	0.00	0.00	0.00

4. b) ii

Taber and District Housing Foundation - sochsg **Comparative Income Statement**

	Actual Jan 01, 2026 to Mar 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
TOTAL EXPENSE	274,083.98	1,404,800.00	-80.49
NET INCOME	24,530.61	-238,008.00	-110.31

4.6) iii

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING FOUNDATION**

SOCIAL HOUSING
Month ending March 31, 2026

GENERAL LEDGER BALANCE END OF PREVIOUS MONTH ~~THIS~~ **\$199,986.06**

RECEIPTED DEPOSITS FOR THE MONTH		\$	3,264.70
Deposit	\$	1,751.70	
Auto Deposit	\$	-	
Interac	\$	1,513.00	
PAD's(pre-authorized Debit)			\$95,517.00
Sec Dep Transfer			\$408.44
Govt of AB - HH Asset			\$0.00
Govt of AB			\$19,834.00
Govt of AB - RAB			\$19,741.00
DEPOSIT INTEREST	reg		\$419.89
DEPOSIT INTEREST	Asset - now in CVL		\$0.00
RBC Express	cheque'		(\$2,850.81)
EFT			(\$66,211.62)
Vendor PAD			(\$33,933.64)
LESS DISBURSMENTS FOR THE MONTH			\$0.00
PAD return / NSF			(\$1,535.00)
GIC Investment	INT		\$0.00
Deposit forms/safety box			\$0.00
Interac Administration Fee	POS	Feb & Mar	(\$156.40)
RBC Activity Fee			(\$168.50)
Bank dep correction	#		\$0.00
CVL Transfer			(\$36,000.00)
			\$0.00

GENERAL LEDGER ENDING BALANCE

\$198,315.12

ENDING BALANCE PER BANK STATEMENT

\$198,315.12

PLUS OUTSTANDING DEPOSIT -
LESS OUTSTANDING CHEQUES

\$0.00
\$0.00

RECONCILED BANK BALANCE

\$198,315.12

4. b) iv



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBDDA30000_3977330 E D 09179 00339

TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

February 27, 2026 to March 31, 2026

Account number: 09179 100-106-4

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on February 27, 2026	\$199,986.06
Total deposits & credits (10)	+ 139,185.03
Total cheques & debits (118)	- 140,855.97
Closing balance on March 31, 2026	= \$198,315.12

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			199,986.06
02 Mar	INT FEE01071695	0.25		
	MON FEE01071695	77.70		
	Misc Payment COINAMATIC CANA	81.77		
	Misc Payment COINAMATIC CANA	94.41		
	Cable TV Bill Pmt SHAW CABLE TV	97.13		
	Cable TV Bill Pmt SHAW CABLE TV	97.13		
	Misc Payment TOWN OF TABER Pre-Author	104.18		
	Cable TV Bill Pmt SHAW CABLE TV	105.00		
	Misc Payment TOWN OF TABER Pre-Author	113.86		
	Misc Payment TOWN OF TABER Pre-Author	118.70		
	Misc Payment TOWN OF TABER Pre-Author	121.12		
	Bill Payment Telus Comm	128.10		

4.67 vi



Business Account Statement

February 27, 2026 to March 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
02 Mar	Misc Payment TOWN OF TABER Pre-Author	130.80		
	Misc Payment TOWN OF TABER Pre-Author	130.80		
	Misc Payment TOWN OF TABER Pre-Author	130.80		
	Misc Payment TOWN OF TABER Pre-Author	133.22		
	Misc Payment TOWN OF TABER Pre-Author	133.22		
	Misc Payment TOWN OF TABER Pre-Author	142.90		
	Misc Payment TOWN OF TABER Pre-Author	145.32		
	Misc Payment TOWN OF TABER Pre-Author	145.32		
	Misc Payment TOWN OF TABER Pre-Author	147.74		
	Misc Payment TOWN OF TABER Pre-Author	150.16		
	Misc Payment TOWN OF TABER Pre-Author	152.58		
	Misc Payment TOWN OF TABER Pre-Author	152.58		
	Misc Payment TOWN OF TABER Pre-Author	152.58		
	Misc Payment TOWN OF TABER Pre-Author	152.58		
	Misc Payment TOWN OF TABER Pre-Author	157.42		
	Misc Payment TOWN OF TABER Pre-Author	159.84		
	Misc Payment TOWN OF TABER Pre-Author	159.84		
	Misc Payment TOWN OF TABER Pre-Author	159.84		
	Misc Payment TOWN OF TABER Pre-Author	162.26		
	Misc Payment TOWN OF TABER Pre-Author	162.26		
	Misc Payment TOWN OF TABER Pre-Author	174.36		
	Misc Payment TOWN OF TABER Pre-Author	174.36		
	Misc Payment COINAMATIC CANA	188.81		
	Misc Payment COINAMATIC CANA	189.09		
	Misc Payment COINAMATIC CANA	192.87		
	Misc Payment TOWN OF TABER Pre-Author	193.72		
	Misc Payment TOWN OF TABER Pre-Author	196.14		
	Misc Payment TOWN OF TABER Pre-Author	200.98		
	Misc Payment TOWN OF TABER Pre-Author	213.08		
	Misc Payment TOWN OF TABER Pre-Author	263.90		
	Misc Payment TOWN OF TABER Pre-Author	1,065.67		
	Misc Payment TOWN OF TABER Pre-Author	1,147.91		
	Misc Payment TOWN OF TABER Pre-Author	1,779.88		189,903.88
	Deposit interest		419.89	190,323.77
03 Mar	Direct Payment (PAD's) service total GRADS8751490000		95,517.00	285,840.77



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

February 27, 2026 to March 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
04 Mar	Pre-authorised payment returns GRADS8751490000	739.00		
	Utility Bill Pmt EPCOR	46.31		
	Bill Payment Telus Mobility	50.24		285,005.22
05 Mar	Misc Payment Government of A		39,575.00	
	Pre-authorised payment returns GRADS8751490000	796.00		
	Activity fee	168.50		323,615.72
09 Mar	Deposit 0100		739.00	
	Direct Deposits (PDS) service total GRADS0672790000	30,962.75		
	Misc Payment TransAlta Enrgy TEM-26-1438391	6,704.13		286,687.84
10 Mar	Account transfer Janzen/Miller		408.44	287,096.28
	Bill payment - 4772 BLUEWAVE ENERGY	86.81		
	Bill payment - 4790 VAUXHALL-UTIL	103.97		
	Bill payment - 4796 VAUXHALL-UTIL	108.29		
	Bill payment - 4781 TABER HM HARDWR	108.35		
	Bill payment - 4778 MUN OF TABER-TX	123.32		
	Bill payment - 4800 BARNWELL-VIL-UT	127.48		
	Bill payment - 4785 TABER, ALTA-UTL	210.95		
	Bill payment - 4794 VAUXHALL-UTIL	378.33		
	Bill payment - 4804 BARNWELL-VIL-UT	592.88		
	ACCOUNT TRANSFER 9606927998	62.99		285,192.91
11 Mar	Bill Payment Telus Comm	42.67		
	Bill Payment Telus Comm	72.74		285,077.50
16 Mar	EF0316 01071695		821.00	
	Cable TV Bill Pmt SHAW CABLE TV	37.74		
	Bill Payment DE BUSINESS	8,244.54		277,616.22
17 Mar	Direct Deposits (PDS) service total GRADS0672790000	18,091.00		
	Cable TV Bill Pmt SHAW CABLE TV	33.93		259,491.29
18 Mar	Cable TV Bill Pmt SHAW CABLE TV	67.51		
	Cable TV Bill Pmt SHAW CABLE TV	86.81		259,336.97
19 Mar	Cable TV Bill Pmt SHAW CABLE TV	207.85		259,129.12
23 Mar	Deposit 0101		130.70	259,259.82
25 Mar	Direct Deposits (PDS) service total GRADS0672790000	17,157.87		
	Cable TV Bill Pmt SHAW CABLE TV	78.75		242,023.20

4,650.00



Business Account Statement

February 27, 2026 to March 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
26 Mar	EF0326 01071695		96.00	
	Account transfer ACTR7608500358	36,000.00		
	Bill payment - 7369 ROGERS 11 DIGIT	52.50		
	Bill payment - 7374 TABER HM HARDWR	100.56		
	Bill payment - 7389 MUN OF TABER-TX	167.32		
	Bill payment - 7378 CONSOLIDATED MO	236.25		
	Bill payment - 7385 CONSOLIDATED MO	236.25		
	ACCOUNT TRANSFER 9608547383	154.56		
	Bill Payment Telus Comm	86.10		205,085.66
30 Mar	Deposit 0102		882.00	
	EF0330 01071695		596.00	
	Bill Payment Telus Comm	200.47		206,363.19
31 Mar	INT FEE01071695	0.75		
	MON FEE01071695	77.70		
	Misc Payment TOWN OF TABER Pre-Author	104.18		
	Misc Payment TOWN OF TABER Pre-Author	111.44		
	Misc Payment TOWN OF TABER Pre-Author	113.86		
	Misc Payment TOWN OF TABER Pre-Author	121.12		
	Misc Payment TOWN OF TABER Pre-Author	121.12		
	Misc Payment TOWN OF TABER Pre-Author	123.54		
	Misc Payment TOWN OF TABER Pre-Author	123.54		
	Misc Payment TOWN OF TABER Pre-Author	125.96		
	Misc Payment TOWN OF TABER Pre-Author	125.96		
	Misc Payment TOWN OF TABER Pre-Author	125.96		
	Misc Payment TOWN OF TABER Pre-Author	130.80		
	Misc Payment TOWN OF TABER Pre-Author	133.22		
	Misc Payment TOWN OF TABER Pre-Author	133.22		
	Misc Payment TOWN OF TABER Pre-Author	133.22		
	Misc Payment TOWN OF TABER Pre-Author	133.22		
	Misc Payment TOWN OF TABER Pre-Author	135.64		
	Misc Payment TOWN OF TABER Pre-Author	135.64		
	Misc Payment TOWN OF TABER Pre-Author	135.64		
	Misc Payment TOWN OF TABER Pre-Author	138.06		
	Misc Payment TOWN OF TABER Pre-Author	138.06		
	Misc Payment TOWN OF TABER Pre-Author	140.48		
	Misc Payment TOWN OF TABER Pre-Author	140.48		
	Misc Payment TOWN OF TABER Pre-Author	142.90		



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

February 27, 2026 to March 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
31 Mar	Misc Payment TOWN OF TABER Pre-Author	145.32		
	Misc Payment TOWN OF TABER Pre-Author	147.74		
	Misc Payment TOWN OF TABER Pre-Author	147.74		
	Misc Payment TOWN OF TABER Pre-Author	157.42		
	Misc Payment TOWN OF TABER Pre-Author	164.68		
	Misc Payment TOWN OF TABER Pre-Author	164.68		
	Misc Payment TOWN OF TABER Pre-Author	164.68		
	Misc Payment TOWN OF TABER Pre-Author	208.24		
	Misc Payment TOWN OF TABER Pre-Author	957.67		
	Misc Payment TOWN OF TABER Pre-Author	1,126.31		
	Misc Payment TOWN OF TABER Pre-Author	1,617.88		198,315.12
	Closing balance			198,315.12

Deposit Interest Earned: \$419.89

Account Fees: \$168.50

4. b) x

SECURITY

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

SECURITY DEPOSIT
Month ending March 31, 2026

<u>NET BALANCE - END OF PREVIOUS MONTH (this sheet)</u>	\$54,268.46
RECEIPTED DEPOSITS FOR THE MONTH	\$0.00
Voided cheques	\$0.00
DEPOSIT INTEREST	\$93.56
 TOTAL DEPOSITS	 \$93.56
 <u>Cheques written or Transfers out to Current Account</u>	 \$0.00
NSF	\$0.00
Deposit Slips ordered	\$0.00
Transfer	(\$408.44)
 NET BALANCE END OF THE MONTH	 <u>\$53,953.58</u>
 <u>ENDING BALANCE ON BANK STATEMENT</u>	 \$53,953.58
Add: o/s deposit	
Less: o/s cheques	\$0.00
<u>NET BALANCE END OF MONTH</u>	<u>\$53,953.58</u>



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_3977330 E D 09179 00352
TABER AND DISTRICT HOUSING FOUNDATION
DAMAGE DEPOSIT ACCOUNT(TRUST)
5318 48 AVE
TABER AB T1G 1S2

February 27, 2026 to March 31, 2026

Account number: 09179 100-158-5

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on February 27, 2026	\$54,268.46
Total deposits & credits (1)	+ 93.56
Total cheques & debits (1)	- 408.44
Closing balance on March 31, 2026	= \$53,953.58

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			54,268.46
02 Mar	Deposit interest		93.56	54,362.02
10 Mar	Account transfer ACTR7606900358	408.44		53,953.58
	Closing balance			53,953.58

Deposit Interest Earned: \$93.56

4.011

Lodge & Resident Manager's Board Report

April 2026

1) Resident Information:

- a. Move In's – 2**
- b. Move Outs – 2**
- c. SL3 – 20**
- d. SL2 Home Care Residents – 46**
- e. Resident Room Changes – 0**
- f. Change in status – 0**
- g. Potential resident interviews – 1**
- h. Preadmission resident interviews for new H/C residents, this includes SL2/Type B HCA (SL3)/Type B LPN secure (SL4-D) – 0**
- i. Waitlist – 17**
- j. Residents in total – 75**
- k. Residents on MAP – 39**
- l. Residents receiving laundry services – 39**
- m. Residents with in-house pendants – 24**
- n. Family case conferences held – 8**
- o. Residents paying for extra baths – 3**

2) Monthly Meetings:

- a. HCA, kitchen, recreation, and housekeeping meetings held with minutes completed and distributed.**
- b. Homecare Huddle meeting held with minutes completed and distributed.**
- c. CVL Management meeting.**
- d. IDT Meeting held with minutes completed and distributed.**

3) Weekly AHS & Data reports completed.

4) Updating service hours spreadsheet as CLSP's from Home Care are updated.

5) Monitoring Senior Care to ensure care being provided by HCAs coincides with care outlined in CLSP's.

6) Monitoring and documenting all Medication errors, Fall reports, and hospital transfers, Ensuring all documents have been followed by HCA Coordinator and Home Care. Also documenting these in the quarterly spreadsheet for the AHS quarterly report.

7) Health & Safety:

- a. JHSC Meeting was held with no incidents reported. Minutes completed and distributed.**

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- b. Completed Hazard assessment review for April.**
- c. SWP review and competency checks completed for all departments.**
- d. Safety Board completed for the month.**
- e. Attended the 2026 ASCHA conference in Edmonton.**
- f. TPS came and did a fraud prevention presentation.**
- g. HCA Coordinators held an information session on recognizing signs & symptoms of UTI's for the residents.**

8) Employees:

- a. 5 new employees have been hired with orientation completed. 3 HCAs and 2 General workers.**
- b. Scheduling/Payroll for Mar/Apr completed. Scheduling/payroll for May/Jun on-going.**
- c. Completed 5 interviews for new staff members.**
- d. Volunteer appreciation was held April 24, 2026.**
- e. Planning for staff appreciation event has begun.**

March 2025 Board Report

Written By: Kynlee Fallon

Monday Regular Activities: Rosary, Hand Exercises, Exercises, Senior Games w/ The Ladies

Tuesday regular Activities: Rosary, Glasses Cleaning, Nail Care, Bible Study, Bingo

Wednesday Regular Activities: Rosary, Hand Exercises, Exercises

Thursday Regular Activities: Rosary, Nail Care, Brain Games, Veggie Peeling, Bingo

Friday Regular Activities: Rosary, Word Games, Exercises

Saturday Regular Activities: Rosary, Movie (No Recreation)

Sunday Regular Activities: Rosary, Church of Jesus Christ of Latter-Day Saints, Movie (No Recreation)

March 1: No Recreation this day, and the residents had regular activities as well as an Evangelical Free Church Service in the evening.

March 2: Regular activities this day as well as playing Old Maid and having a Calvary Baptist Church service! The Recreation staff also began decorating for St. Patrick's Day!

March 3: We had regular activities this day as well as Bracelet making, Hearing Life with Leah, and playing Old Maid.

March 4: We had regular activities this day as well as Washus and Fay Stevens Entertainment which the residents continue to enjoy!

March 5: We had regular activities this day as well as golf in the afternoon which the residents continue to enjoy!

March 6: Nyeria was by herself this day and had regular activities as well as Ring toss, Kings in the Corner, and a movie in the evening. Originally, we were scheduled to have a presentation from Reflexology and Massages with Anna, but it had to be rescheduled due to road issues.

March 7: No recreation and the residents had regular activities this day.

March 8: No recreation this day, and the activities were Rosary, Hymn Sing-along, Church of Jesus Christ of the Latter- Day Saints, and a performance from the Westview Fellowship Youth Choir.

March 9: We had regular activities this day as well as the Blood Pressure Clinic, Card making with Bernice, and a visit from the Joyful Melody Trio who performed for the residents in the evening. We received lots of good feedback about the Joyful Melody Trio and will try to book them again whenever they are back in town. Card making with Bernice continues to be a hit with the residents and we will keep booking her for future events!

March 10: We had regular activities this day as well as bracelet making, Bingo with the Taber Christian School, a game of Yahtzee, and the Reinland Church Choir in the evening. Residents enjoy having kids come in to play games with so we will continue to schedule events like this for the future!

March 11: We had regular activities this day as well as playing pipe ball, having Clearview Karaoke, and having Kiwanis bingo in the evening. The residents enjoy Clearview Karaoke and the interaction between the staff and the residents, so we will continue to schedule this as a form of entertainment! Kiwanis bingo continues to be an event the residents look forward to, so no changes will be made with that program as well.

March 12: We had regular activities this day as well as a visit from the Safe Havens Youth Group to play Bingo with the residents after our regular bingo. We noticed residents prefer if the kids play bingo with them instead of calling, so we will try to encourage this more in the future!

March 13: We had the St. Patrick's party this day, so the morning activities consisted of rosary and the recreation team setting up for the party. The afternoon

activities included the St. Patrick's party, Dusty Litchfield entertainment, and a movie. The residents continue to enjoy Dusty Litchfield, and we will continue to schedule him! We have found the scheduling the party in the format of: Trivia-food-entertainment, has worked very well and we plan to continue this! This was Liesl's last day before maternity leave, Alycia took over for Liesl and is now in the Rec Team!

March 14: No recreation, we had regular activities this day.

March 15: No recreation, we had regular activities this day.

March 16: We had regular activities and Kynlee was by herself this day. We also had a St. Patrick's craft which was a pot of gold doorhanger. The residents enjoy joining in arts and crafts and we will continue to schedule events like this!

March 17: We had regular activities this day except for bingo due to the executive resident council meeting and regular resident council meeting taking place. We also played 100 dice which continues to be a favorite among the residents.

March 18: We had regular activities this day as well as United Church service. We also had entertainment such as K&B Acoustic which the residents loved, and we will continue to book, and David Woodruff which we have heard good feedback about, and he will continue to come perform.

March 19: We had regular activities this day as well as a presentation from Reflexology and Massages with Anna that went well with numerous residents showing interest in her services. We have booked her for April to come in and provide her services to the residents that made appointments.

March 20: The day was formatted slightly differently due to special events happening, so the activities that took place were; rosary, a school visit from Taber Christian Schools grade 2 class, dice elimination, a visit from Boots the Goat, music and movement, and a movie. The residents really enjoyed having kids come and visit and we plan to have more schools come in! Boots the goat was also popular with 26 residents coming out to see him! We also had a recreation team meeting in the afternoon.

March 21: No Recreation, we had regular activities as well as the Air Cadets came in to play games with the residents. We heard great feedback about this!

March 22: No Recreation. We had regular activities as well as a Hymn sing along that was hosted by a volunteer.

March 23: We had regular activities as well as hosting a baking group with the residents where we made chocolate chip cookies with them. The residents really enjoy the baking group, and we will continue to do this!

March 24: We had regular activities today as well as playing cards, visiting Lindenvue, and Horse Racing. Two staff members, Lisa and Ursula, came in to make Conchas with the residents from 9:00AM to 12:00PM. The residents really enjoyed this, and we plan to have more activities like this in the future.

March 25: We had regular activities this day as well as Bracelet making which increases in interest with each session, as well as Karen Karaoke which remains to be one of the residents' favorite performers!

March 26: We did not have our regular activities due to a change in schedule and meetings. For activities we had Rosary, Nail care, Veggie Peeling, the Annual General Meeting, and the Taber Players Spring Spectacular later in the evening! Lisa worked by herself till 1:30pm, then Kynlee came at 1:30pm till 10 to attend the play with the residents. The play went smoothly and the residents really enjoyed it! We plan to continue to attend these shows.

March 27: We had regular activities this day as well as Bowling, Dice Elimination, and the Taber Cowboy Poetry Event. Nyeria worked by herself until Kynlee came at 10:00AM. Dice elimination brought out a lot of people, 10 players and 2 watchers, which we were very happy about!

March 28: No Recreation, the residents had regular activities this day!

March 29: No Recreation, the residents had regular activities this day!

March 30: We had regular activities this day as well as Card making with Bernice as well as the Taber Children's Choir came in to perform for the residents which

received lots of amazing feedback. We will continue to find local choirs and singers to come perform at Clearview!

March 31: We had regular activities this day as well as we played name that tune which the residents really enjoyed, and floor shuffleboard. After lunch we had two school come in, LT Westlake and the Christian School. LT Westlake handed out Easter baskets to residents and joined in on the bingo that the Christian school hosted for the residents. Having kids at the lodge always draws out the residents and they thoroughly enjoy the company. We will continue to bring in more kids to interact with the residents!

Volunteer Hours Logged in Book:

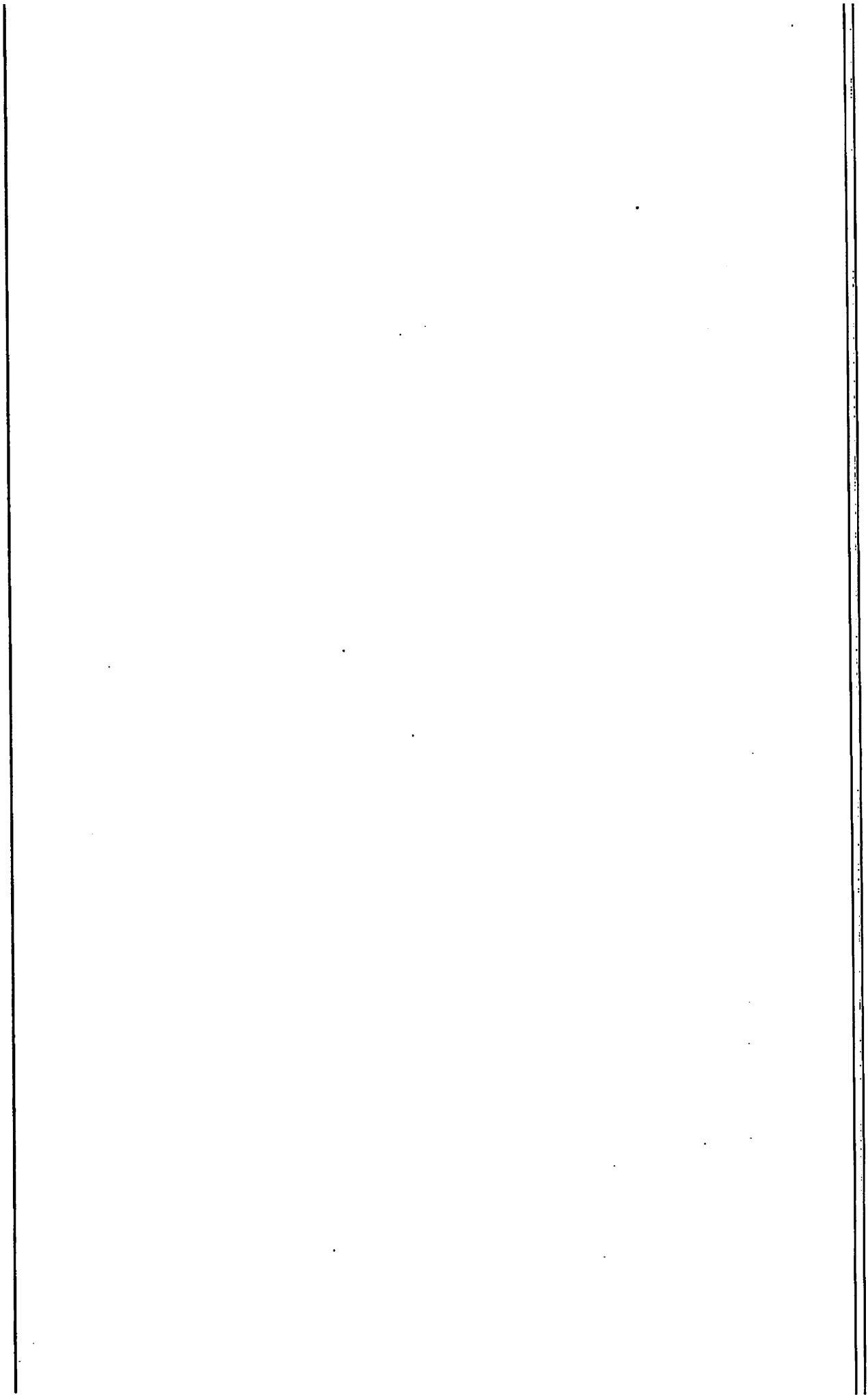
Valerie Beukema: 10.65 Hrs

Bernice Janssen: 4.5 Hrs

Kayle Fallon: 8.5 Hrs

Isabel Nordquist: 0.5 Hrs

Total Hours: 24.15 Hrs



Operations Report

April 2026

Clearview Lodge

- Contracted for trees to be taken out.
- Received a deep fryer for kitchen.
- Joint Health and Safety meeting.
- *Replaced lights in atrium.*
- Booked fire suppression system up-grade to accommodate fryer.
- Painted and had new carpet tile installed in unit #212.
- Attended interviews for construction manager.
- Attended building committee meeting.
- Hydrant flow test performed.
- Booked Roto Rooter to clean grease trap.
- Liberty Chemical checked the chemical in boilers.

Homestead Manor

- Outdoor lights being installed on the eaves.
- Booking to have ducts cleaned.
- Ordered burners for MUA unit in Manor.
- Securcom started adding FOB system to 3 more doors.
- Liberty Chemical checked the chemical in boilers.

Pioneer Place

- Ramp poured onto the patio.
- Outdoor lights have been installed on the eaves.
- Move out in unit #128, renos in progress.
- Booking to have ducts cleaned.
- Liberty Chemical checked the chemical in boilers.

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Harmony Home

- Adding one more door to FOB system.
- Booking to have ducts cleaned.
- Pricing replacing siding and windows.
- Liberty Chemical checked the chemical in boilers.

Prairie Rose Manor

- Unit #7 has had a move out.
- Unit #10 has been painted and flooring installed, ready for move in.
-

Sunshine Manor

- A new sign has been placed at the Manor.
- Booking curb for manor.

Barnwell

- On-going maintenance.
- Ordered new sign for Bountiful House

Phase One

- Met with Pinnacle Landscaping to supply and plant trees in Phase one.

Phase Two

- Made plans with Landscaping company to plant trees.

Phase Three

- Made plans with Landscaping company to plant trees.

Special Needs

- Made plans with Landscaping company to plant trees.

General Maintenance.

- .
- We ordered 4 more shower units.

PLACEMENT OFFICER REPORT

MONTH: April 2026

SENIOR HOUSING

Applications Received – 2
Move ins – 0
Move outs – 1
Waitlist – 17
Units Available – 2
Vacant Units – 3

FAMILY HOUSING

Applications Received – 0
Move ins – 0
Move outs – 1 (end of month)
Waitlist – 7
Available Units – 0

RENT ASSISTANCE

Applications Received - 3
New Clients – ?
Client Removed – 1?
Total Clients - 47
Processing – 4

NOTES:

- 1. Senior Housing – The office gained 20 pounds in paperweight during the month of April. Request for annual renewal documentation has blown in. The butterfly clips have had to hold it together. Although I did receive stacks of documents from tenants there were still 107 units for which a final notice letter had to be written, individualised, envelopes printed stuffed and then sent via lan-mail or sail mail. FYI lan-mail is way faster. I have not processed the information yet but was wisely encouraged to ask for the information while the tax craze was at its peak. May will be filled with reviews.**
- 2. Family Housing – Family housing has lots of my attention this month. Leases expire June 30 and with that the annual renewals are first to be processed. I managed to get most of the family housing annual renewals done before Mr. Tim needed a breather. Outstanding are 6 units of which 3 only require Tims signature. The remaining 3 have yet to provide documentation to the office. There are 2 units which gave notice they**

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will not require the units past the lease end date. One is moving to Calgary with one having been informed last year that her eligibility would be coming to an end as the kids might no longer be residing at the home.

- Tenant moved in back in 2015 with 3 young children ages 13, 10, and 8. Taber Housing was able to provide the single mom with affordable rent and a well-maintained unit for 10 years. I believe this contributed to the well being of the children who are all now continuing their education elsewhere. Just one of the many success stories.

Annual renewals letters with new rent amounts were sent out mid April. There was 1 tenant who reached out for clarity.

The month wrapped up with 4 unit inspections. The inspections went smoothish resulting in the 4 being added to the annual lease expiration date of June 30.

-
3. RAB Program – The RAB clients tested the clock this time around. Letters are sent well in advance of the renewal date. All 3 of the renewals did not provide documents as they had no rush to file taxes. In fact, 2 of the 3 only filed after the due date that had been given. These files were processed with 2 still qualifying and one no longer meeting eligibility for this year.

There were several RAB applications that were processed that needed to be reviewed before contracts will be signed.

April was a high-volume administrative month driven by renewals, compliance follow-up, and lease cycle preparation. Work remains ongoing, with May expected to focus on finalizing outstanding documentation and inspections and lease renewals for the family units.

Financial Administrator Report for April 27, 2026

Clearview Lodge

REVENUE:

When we remove the 100-wing, we should expect a loss to accommodation and services revenue in the amount of approximately \$24,161/month. This is based on the current actual charges for the 100 wing residents. This may vary depending on which Residents are moved around.

LAP was increased by \$2.00/resident. Upon confirmation of the LAP submission, we are eligible for 36 residents versus 34 residents that we budgeted for. Budgeted \$266,815, expecting \$308,790. Actual funds have not been received to date. We usually see this change sometime in June or July.

ALA Funding (AHS) announced increase of 7.25% effective April 1, 2026. Actual funds have not been received to date. We should see the actual increase in funding by May 29, 2026.

Resident Council has funded us for Entertainment Costs in the amount of \$4700 (April – December). This was a change in how Entertainment vendors are paid. We are now paying vendors directly throughout the year and Resident Council funds us once a year. We did increase our Recreation expense budget last fall.

Interest account includes Harmony Home Asset interest of \$3,175.47 as of funds received by March 31, 2026.

Laundry service. This should have been an annual budget of \$37,866. In budget process amount entered was \$13,000. Therefore, expect an increase in revenue of approximately \$2,072 per month. We are currently at \$9,386 YTD.

We have an increase in general revenue due to the lease payment received from Social Housing for the new to us truck. Increase to the annual revenue budget is \$5,000.

We are expecting a Government Lodge Reserve Contribution in the amount of \$20,000 for Lodge. Announced but funds are yet to be received.

EXPENSES

Utilities: No major changes or increases in this category.

Operating: No major changes.

Operating Maintenance: No major changes

Human Resources: CUPE Wage increases will start to show up June 1, 2026. Current Contract expires May 31, 2026. We will also see the costs for our Labour Lawyer for negotiations in the next few months.

Administration: No major changes

Capital Maintenance: This is the start of the first project for Harmony Home Asset work - \$10,200.

Renovation Costs: Attached is the list of Renovation Cost expenses Year over Year. No change in March 2026.

Social Housing

REVENUE

We have not started the MOBY program to date, this will increase our revenue somewhat with a corresponding increase to the expenses – not budgeted as budget was submitted in June of 2026.

We sold our older truck - \$2,500.

We have received an increase to our DORF (Differed Operating Reserve) in the amount of \$49,000. Funds have been received.

Our 2027 budget was increased by \$7,000 for a Deficit Budget of \$238,000.

EXPENSES

Utilities: No major changes. We will see this increase when we start the MOBY service.

Operating: No major changes

Operating Maintenance: This category will have the added expense of the new to us truck lease being paid to Clearview Lodge. Aside from the lease payment no major changes.

Human Resources: No major changes

Administration: No major changes

GENERAL NOTES:

With the start of the MOBY program, we will probably have to start charging GST for certain products/services in both Clearview Lodge and Social Housing. Analysis is in progress.

2027 Social Housing Budget is in progress.

CVL Design Costs - Pre Construction

	Capital	Project Costs	Expensed	CMHC Funded	
2020			54,387.12		Expenses working on starting CVL Design #560083
2021	341,765.44				Started Capitalizing Design Costs
2022	253,161.83				Capitalizing Design Costs
2023	52,978.18				Capitalizing Design Costs
2024	181,580.76				Capitalizing Design Costs
			-	130,000.00	CMHC Funding received - \$130,001
2025	27,824.25	206,450.00			Capitalizing Design Costs / Project Approved
2026		492,279.50			Project Approved
	857,310.46	698,729.50	54,387.12	-	130,000.00

31-Mar-26 **Total Cost Incurred** **1,480,427.08**

CAO Report

April 2026

Duties & Activities

Regularly & Daily

- Ongoing review and authorization of cheque run payments.
- Ongoing review and authorization of Clearview Lodge documents
- Ongoing review and authorization of Social Housing documents
- Payroll timesheets, vacation requests, sick time, etc. for Out-of-Scope employees
- Emails & phone calls

Weekly

- weekly manager meeting with Tanya & Carrie
- Policy review

Week of March 30 – April 3

- Mar 30 – Meet with Mary Klassen, Placement Officer
- Mar 30 – Follow up with MOBY representatives
- Mar 30 – RFP for Construction Manager closed
- Mar 31 – Videoconference with Tyler from Barrhead Housing Management body re: Hillcrest Lodge project (JEN-COL contractor)
- Mar 31 – Zoom meeting with Alvin Fritz, and Bergen team re: RFP submissions
- Apr 1 – CVL Management Meeting
- Apr 2 – All Staff Meeting & Lunch
- Apr 3 – STAT – Good Friday

Week of April 6 - 10

- Vacation – April 6 - 24

Week of April 13 - 17

- Vacation – April 6 – 24
- Special TDHF Board meeting – April 16, 2026

Week of April 20 - 24

- Vacation – April 6 - 24

Week of April 27 – May 1

- Apr 27 – Review RAB applications and any applications for Community Housing and Senior Self-contained
- Apr 27 – Met with Carrie & Tanya – CVL update
- Apr 28 – Collective Bargaining Discussion with Tanya & Beverly
- Apr 28 – TDHF Board of Directors Agenda
- Apr 29 – Videoconference with Steve Connors, Brownlee Law, re: Collective Bargaining proposal
- Apr 29 – Lunch meeting with Martin Baumfeld, 1st Choice Savings & Credit Union, re: Construction Loan Letter of Interest
- Apr 30 – TDHF Board of Directors meeting
- May 1 – Forward financing package to Minister Nixon for approval

Upcoming Events

May ->

- Building Committee (meet monthly, or more often):
 - Develop plan and costing:
 - Commercial bank mortgage financing (**May**)
 - Discussions with municipal partners about timing of debenture financing
 - 100 wing relocation plan options
 - Forward package to Minister Jason Nixon for approval of debt financing (**May**)
 - Develop income projections for construction period (impact on operating budgets throughout the next 3 to 4 years) (**Completed**)
 - Set up further meeting(s) with Assisted Living Alberta & Social Services re: Continuing Care Capital grants and operating funding (**On-going**)
 - Develop communications plan (**May**)
- Electronic payroll system (**July ->**)
 - Begin repairs to iPad facial recognition timekeeping device (**Initiated**)
 - Update employee listing to current staff (archive any noncurrent staff) (**Ongoing**)
 - Update reporting lines for each department (**Up to date**)
 - Work with Bev on payroll calculation rules (**On-going**)
 - ***Proposed go-live – September 1, 2026??***
- Strategic Planning – put Goals into Action Plan (**May**)
 - Develop project planning details – Harmony Home Manor (**Q2 - 2026**) to update mechanical systems (boilers and controls), building envelope (windows and siding) and interior updates (tub to shower installs, kitchen upgrades, painting and flooring). Projects to be completed in 2026 & 2027.
 - Research and develop plans for affordable housing (duplex and fourplex) embedded in community and in surrounding communities (**July->**)
 - Develop proposals for Special Needs housing (**July->**)
 - Update business case for Clearview Lodge (based on Bergen costing) (**Completed**)

- Professional Development for Out-of-Scope Managers
 - Research possibilities for 2026 team-building opportunities/activities
 - Work with team members to find individual development opportunities (**On-going**)
- Human Resources & Staffing:
 - Comprehensive review of CVL Management Job Descriptions – ensure that there are no gaps in responsibilities; establish clear approval pathways and incorporate coverage for absences – *This is ongoing exercise as people change roles.*
 - Succession Planning – implement approved plan (**in perpetuity**)
- Fundraising Program:
 - Develop an intentional fundraising plan for the next 1 to 5 years
 - Create a “wish” list of CVL projects (with varying cost levels) (**June/July->**)
- Policy Review & Updates
 - Disability Management Program & Return to Work (**in progress**)
 - Drug & Alcohol Policy (**Q3 - 2026**) – prepared by Steve Connors, Brownlee Law – this will need some review with Governance Committee and Management staff.
 - Pet Policy for Family Housing and Senior self-contained units (is it possible?)
 - Camera (in-room) Policy for Clearview Lodge (**May**)
 - CVL Resident Application form (**June**)

Professional Development & Committee Responsibilities:

- May 11 – Meeting with JEN-COL – Acheson, AB
- May 12 – 14, 2026 – APHAA Conference – Edmonton, AB
- Oct 19 – 24, 2026 - APHAA Conference – Kananaskis Village

Days booked out of office:

- May 15, 2026 – Medical Appointment
- July 2 & 3, 2026 – Vacation
- July 29 – August 3, 2026 - Vacation

Construction Manager RFP At April 30, 2026

The RFP closed on March 30th.

CAO Tim Janzen met with Alvin Fritz and representatives from Douglas J. Bergen & Associates to review the submissions and created a schedule to interview the top three candidates.

Representatives of the TDHF Board, Rosanne, Tom & Joe, plus Corey Beck, Operations Manager, met with Alvin Fritz, Architect and the three Construction Manager candidates on April 8th, 2026.

Subsequent to the meeting, Douglas J. Bergen was asked to contact references for JEN COL Construction, and he submitted a report on April 15/16.

At the TDHF Board of Director Special Meeting (April 16, 2026) a motion was carried that JEN COL Construction would be chosen as the Construction Manager for the Clearview Lodge Expansion and Modernization project.

CAO contacted Douglas J. Bergen to inform JEN COL Construction that they were the successful candidate and should begin work.

On April 27th, CAO contacted JEN COL representatives to introduce himself and try to catch up. Later on in the day, CAO received a number of working documents that showed the pre-construction review well underway. As well, a draft contract was forwarded for review and with some questions.

CAO had indicated to JEN COL representative, Keith Golinsky, that CAO would be in Edmonton for APHAA Conference but could come earlier to visit JEN COL on-site at their office. An invitation was extended for Tuesday, May 12th, CAO accepted subject to Board approval.

On April 28th, CAO met with Douglas Bergen and Jayden VanderKraatz re: their impressions of JEN COL and what work they had done together. Both Bergen representatives indicated that they were quite impressed with references and with the work produced to date. Douglas indicated that it would be useful to begin regular meetings with design team, TDHF and JEN COL. Date and interval to be determined.

CAO working on contract review. TDHF needs to determine who they'd like to use as legal representation for this contract (and contracts with ALSS). CAO waiting for scheduling of regular meetings with design team and JEN COL.

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Construction Management Contract — for Services and Construction CCDC 5B — 2025

Name of the Work

Clearview Lodge Expansion and Modernization

Apply a CCDC 5B copyright seal here.

The application of the seal demonstrates the intention of the party proposing the use of this document that it be an accurate and unamended form of CCDC 5B — 2025 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC 5B CONSTRUCTION MANAGEMENT CONTRACT – FOR SERVICES AND CONSTRUCTION

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DEFINITIONS

Change Directive
Change Order
Class A Construction Cost Estimate
Class B Construction Cost Estimate
Class C Construction Cost Estimate
Class D Construction Cost Estimate
Construction Budget
Construction Cost
Construction Cost Estimate
Construction Documents
Construction Equipment
Construction Manager
Construction Schedule
Construction Services
Consultant
Contract
Contract Documents
Contract Price
Contract Time
Cost of the Work
Drawings
Fee for Construction Services
Fee for Pre-construction Services
Guaranteed Maximum Price
Notice in Writing
Other Contractor
Owner
Payment Legislation
Place of the Work
Pre-construction Services
Product
Project
Project Schedule
Ready-for-Takeover
Shop Drawings
Specifications
Stipulated Price

Subcontractor
Substantial Performance of the Work
Supplemental Instruction
Supplier
Temporary Work
Value Added Taxes
Work
Working Day

GENERAL CONDITIONS

PART 1 GENERAL PROVISIONS

- GC 1.1 Contract Documents
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- GC 3.4 Construction Schedule
- GC 3.5 Supervision
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PART 4 ALLOWANCES

PART 5 PAYMENT

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- GC 5.2 Accounting and Audit
- GC 5.3 Application and Payment for Pre-construction Services
- GC 5.4 Applications for Payment for the Work
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PART 7 DEFAULT NOTICE

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PART 10 GOVERNING REGULATIONS

- GC 10.1 Taxes and Duties
- GC 10.2 Laws, Notices, Permits, and Fees
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PART 11 INSURANCE

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PART 12 OWNER TAKEOVER

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PART 13 INDEMNIFICATION, LIMITATION OF LIABILITY AND WAIVER OF CLAIMS

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- 1 Stipulated Price Option
- 2 Guaranteed Maximum Price ("GMP") Option
- 3 GMP Plus Percentage Cost Savings Option

SCHEDULES TO THE AGREEMENT

- A1 Pre-construction Services
- A2 Reimbursable Expenses for Pre-construction Services
- B Construction Services
- C Time-Based Rates for Construction Manager's Personnel
- D Construction Equipment Rates

CCDC 5B is the product of a consensus-building process aimed at balancing the interests of all parties on the construction project. It reflects recommended industry practices. The CCDC and its constituent member organizations do not accept any responsibility or liability for loss or damage which may be suffered as a result of the use or interpretation of CCDC 5B.

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AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

This Agreement made on 1 day of May in the year 2026
by and between the parties

Taber and District Housing Foundation

hereinafter called the "Owner"
and

Jen-Col Construction Ltd.

hereinafter called the "Construction Manager"

The Owner and Construction Manager agree as follows:

ARTICLE A-1 THE SERVICES AND THE WORK

The Construction Manager shall

1.1 perform the *Pre-construction Services*, the *Construction Services* and the *Work* for (insert below the name of the Project)

Clearview Lodge Expansion and Modernization

located at (insert below the Place of the Work)

4730 - 50 Avenue, Taber Alberta

and as further described in Article A-3 of the Agreement – DESCRIPTION OF THE PROJECT, for which the Agreement has been signed by the parties, and for which (insert below the name of the Consultant)

Douglas J. Bergen & Associates Ltd.

is acting as and is hereinafter called the "Consultant", and

1.2 do and fulfill everything indicated by the *Contract Documents*, and

1.3 commence the *Pre-construction Services* by the 1 day of May in the year 2026 and continue to provide the *Pre-construction Services* and the *Construction Services*, in accordance with the *Construction Schedule*. The *Construction Manager's* obligation to provide the services described in Schedule A1 – PRE-CONSTRUCTION SERVICES and Schedule B – CONSTRUCTION SERVICES shall end no later than one year after the date of *Ready-for-Takeover*.

1.4 perform the *Work* in accordance with *Project Schedule* and the *Construction Schedule*, and:

- .1 attain *Ready-for-Takeover* by the _____ day of _____ in the year _____,
- .2 in the event that no date of *Ready-for-Takeover* is specified, in accordance with a date mutually agreed after the signing of this *Contract*, or
- .3 end the obligation to perform *Work* no later than the 25 day of October in the year 2026.

ARTICLE A-2 AGREEMENTS AND AMENDMENTS

- 2.1 The *Contract* supersedes all prior negotiations, representations or agreements, either written or oral, relating in any manner to the *Project*.
- 2.2 This *Contract* may be amended only as provided in the *Contract Documents*.

ARTICLE A-3 DESCRIPTION OF THE PROJECT

- 3.1 Following is a description of the *Project* including intended use, scope, *Construction Budget*, phases if applicable, sequential bidding if applicable, and *Project Schedule*, including the anticipated date of *Ready-for-Takeover*:

The Project comprises the phased renovation of the existing Clearview Lodge seniors housing together with a new three-storey plus basement addition at 4730 50 Avenue, Taber, Alberta. Based on the current architectural permit drawings dated March 2026, the work includes upgrades to existing resident areas, common spaces, service areas, and the existing atrium, relocation of 12-bedroom pod on site, together with a substantial expansion adding new resident accommodation and support spaces.

Construction Management Pre-Construction Services provided are to be in accordance with Schedule A1 - Pre-Construction Services and scope of work noted within Request for Proposals dated March 13, 2026 (20 Pages total), plus addendum one and two.

Construction Services provided are to be in accordance with Schedule B - Construction Services and scope of work noted within Request for Proposals dated March 13, 2026 (20 Pages total), plus addendum one and two.

Project Budget:

The construction budget for the project is \$23,000,000.00, inclusive of construction, and Construction Management Fees, excluding Goods and Services Tax (GST).

Milestone Activity Dates: Dates to be confirmed through Pre-Construction Services

- Construction Documents 95% / Class A Pre-Tender Budget Complete -May 2026
- Project Tender and Final Budget Approvals -June 2026
- Building Permit Submission - July 2026
- Commence Construction, Phase 1 -August 2026
- Building Envelope Complete -April 2027
- Phase 1 Building Handover August 2027
- Phase 1 Siteworks and Landscaping Complete October 2027
- Phase 2 Abatement and Demo October 2027
- Phase 2 Occupancy April 2028
- Phase 3 Abatement and Demo May 2028
- Phase 3 Occupancy October 2028

ARTICLE A-4 CONTRACT DOCUMENTS

4.1 The following are the *Contract Documents* referred to in Article A-1 of the Agreement – THE SERVICES AND THE WORK:

- Agreement between *Owner* and *Construction Manager*
- Definitions
- General Conditions
- Appendix 1 – Stipulated Price Option
- Appendix 2 – Guaranteed Maximum Price (“GMP”) Option
- Appendix 3 – GMP Plus Percentage Cost Savings Option
- Schedule A1 – PRE-CONSTRUCTION SERVICES
- Schedule A2 – REIMBURSABLE EXPENSES FOR PRE-CONSTRUCTION SERVICES
- Schedule B – CONSTRUCTION SERVICES
- Schedule C – TIME-BASED RATES FOR CONSTRUCTION MANAGER’S PERSONNEL
- Schedule D – CONSTRUCTION EQUIPMENT RATES
- *Construction Documents*
- *

* (Insert here, attaching additional pages if required, a list identifying all other *Contract Documents*)

CCDC 5B – 2025

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3
6. a) vii

ARTICLE A-5 CONSTRUCTION MANAGER'S FEE FOR PRE-CONSTRUCTION SERVICES

- 5.1 The *Fee for Pre-construction Services*, excluding *Value-Added Taxes*, is comprised of one or more of the following:
- .1* A total fixed fee of Ten Thousand Dollars. This amount shall be prorated into monthly progress payments.
 - .2* Time-based fees for personnel employed by the *Construction Manager* and engaged in providing the *Pre-construction Services* to the level of effort agreed prior to the commencement of the *Pre-Construction Services* based on the rates set out in Schedule C – TIME-BASED RATES FOR CONSTRUCTION MANAGER'S PERSONNEL.
- * *Strike out inapplicable paragraph, if any.*
- 5.2 For the purposes of paragraph 7.1.9.2 of GC 7.1 – OWNER'S RIGHT TO PERFORM THE WORK, TERMINATE THE CONSTRUCTION MANAGER'S RIGHT TO CONTINUE WITH THE WORK OR TERMINATE THE CONTRACT and paragraph 7.2.5.4 of GC 7.2 – CONSTRUCTION MANAGER'S RIGHT TO SUSPEND THE WORK OR TERMINATE THE CONTRACT, and unless otherwise agreed by the parties, the amount for such other direct damages for which the *Construction Manager* is entitled shall be a percentage of the latest accepted *Construction Cost Estimate* as set out below:
- .1 zero decimal twenty five percent (0.25 %) if termination occurs prior to the acceptance of a *Class D Construction Cost Estimate*,
 - .2 zero decimal seventy five percent (0.75 %) if termination occurs prior to the acceptance of a *Class C Construction Cost Estimate*,
 - .3 one decimal twenty five percent (1.25 %) if termination occurs prior to the acceptance of a *Class B Construction Cost Estimate*, or
 - .4 one decimal seventy five percent (1.75 %) if termination occurs prior to the acceptance of a *Class A Construction Cost Estimate*.

ARTICLE A-6 REIMBURSABLE EXPENSES FOR PRE-CONSTRUCTION SERVICES

- 6.1 The reimbursable expenses for *Pre-construction Services* are the actual expenses, supported by receipts or invoices, that the *Construction Manager* incurs in performing the *Pre-construction Services*, and as identified in Schedule A2 – REIMBURSABLE EXPENSES FOR PRE-CONSTRUCTION SERVICES, or otherwise approved in writing by the *Owner* before the expenses are incurred.
- 6.2 The reimbursable expenses shall be payable in monthly progress payments as incurred, plus an administrative charge of Two decimal fifteen percent (2.15 %) applied on the actual expenses.
- 6.3 The reimbursable expenses exclude *Value Added Taxes*.
- 6.4 The *Owner* may require the *Construction Manager* to provide, prior to incurring any reimbursable expenses, an estimate of the total amount for reimbursable expenses.

ARTICLE A-7 CONSTRUCTION MANAGER'S FEE FOR CONSTRUCTION SERVICES

- 7.1 The *Fee for Construction Services*, excluding *Value-Added Taxes*, is comprised of one or more of the following:
- .1* A total fixed fee of _____ This amount shall be prorated into the monthly progress payments.
 - .2* A percentage fee of Two decimal fifteen percent (2.15 %) of the *Cost of the Work* payable in monthly progress payments. If the *Owner* furnishes labour or material at or below market cost, the *Cost of the Work* upon which the *Fee for Construction Services* is calculated shall be adjusted as if all labour and material were furnished and paid for at market prices at the time of construction.
- * *Strike out inapplicable paragraph, if any.*

ARTICLE A-8 COST OF THE WORK

- 8.1 The *Cost of the Work* shall be limited to the actual cost of the following incurred by the *Construction Manager* in performing the *Work*:
- Labour**
- .1 rates that are listed in the schedule or as agreed by the *Owner* and the *Construction Manager* including wages, benefits, compensation, contributions, assessments, or taxes incurred for such items as employment insurance, provincial or territorial health insurance, workers' compensation, and Canada or Quebec Pension Plan for:
 - (1) trade labour in the direct employ of the *Construction Manager*;
 - (2) the *Construction Manager's* personnel when stationed at the field office;

- (3) the *Construction Manager's* personnel engaged at shops or on the road, in expediting the production or transportation of materials or equipment; and
- (4) the *Construction Manager's* office personnel engaged in a technical capacity, or other personnel identified in Article A-4 of the Agreement – CONTRACT DOCUMENTS for the time spent in the performance of the *Work*;

Products, Construction Equipment and Temporary Work

- .2 cost of all *Products* including cost of transportation thereof;
- .3 in the absence of agreed rates, cost less salvage value of *Construction Equipment, Temporary Work* and tools, exclusive of hand tools under \$1,000 owned by the *Construction Manager*;
- .4 rental cost of *Construction Equipment, Temporary Work* and tools, exclusive of hand tools under \$1,000;
- .5 cost of all equipment and services required for the *Construction Manager's* field office;

Subcontract

- .6 subcontract amounts of *Subcontractor* with pricing mechanism approved by the *Owner*;
- .7 costs to the *Construction Manager* resulting from default, insolvency, abandonment, or termination of any *Subcontractor*;

Others

- .8 travel and subsistence expenses of the *Construction Manager's* personnel described in paragraph 8.1.1;
 - .9 deposits lost provided that they are not caused by negligent acts or omissions of the *Construction Manager*;
 - .10 cost of quality assurance such as independent inspection and testing services;
 - .11 charges levied by authorities having jurisdiction at the *Place of the Work*;
 - .12 royalties, patent license fees, and damages for infringement of patents and cost of defending suits therefor subject always to the *Construction Manager's* obligations to indemnify the *Owner* as provided in paragraph 10.3.1 of GC 10.3 – PATENT FEES;
 - .13 premium for all contract securities and insurance for which the *Construction Manager* is required, by the *Contract Documents*, to provide, maintain and pay in relation to the performance of the *Work*;
 - .14 losses and expenses sustained by the *Construction Manager* for matters which are the subject of insurance under the policies prescribed in GC 11.1 – INSURANCE when such losses and expenses are not recoverable because the amounts are in excess of collectible amounts or within the deductible amounts;
 - .15 taxes and duties, other than *Value Added Taxes*, income, capital, or property taxes, relating to the *Work* for which the *Construction Manager* is liable;
 - .16 charges for voice and data communications, courier services, expressage, transmittal and reproduction of documents, and petty cash items;
 - .17 cost for removal and disposal of waste products and debris;
 - .18 cost of safety measures and requirements;
 - .19 legal costs, incurred by the *Construction Manager*, in relation to the performance of the *Work* provided that they are not:
 - (1) relating to a dispute between the *Owner* and the *Construction Manager* unless such costs are part of a settlement or awarded by arbitration or court,
 - (2) the result of the negligent acts or omissions of the *Construction Manager*, or
 - (3) the result of a breach of this *Contract* by the *Construction Manager*;
 - .20 cost of auditing when requested by the *Owner*; and
 - .21 cost of *Project* specific information technology in accordance with the method determined by the parties.
- 8.2 Notwithstanding any other provisions contained in this *Contract*, it is the intention of the parties that the cost of any item under any cost element referred to in paragraph 8.1 shall cover and include any and all costs incurred by the *Construction Manager* in performing the *Work* other than those which are the result of or occasioned by any failure on the part of the *Construction Manager* to exercise reasonable care and diligence in the *Construction Manager's* attention to the *Work*. Any cost due to failure on the part of the *Construction Manager* to exercise reasonable care and diligence in the *Construction Manager's* performance of the *Work* shall be borne by the *Construction Manager*.
- 8.3 The *Cost of the Work* excludes *Value Added Taxes*.
- 8.4 All cash discounts shall accrue to the *Construction Manager* unless the *Owner* deposits funds with the *Construction Manager* with which to make payments, in which case the cash discounts shall accrue to the *Owner*.
- 8.5 All trade discounts, rebates and refunds, and all returns from sale of surplus materials and equipment applicable to the *Work* shall accrue to the *Owner*, and the *Construction Manager* shall make provisions so that they can be secured.

ARTICLE A-9 CONTRACT PRICE

- 9.1 The *Contract Price* is equal to the sum of:
- .1 the *Fee for Pre-construction Services* determined in accordance with Article A-5 of the Agreement – CONSTRUCTION MANAGER'S FEE FOR PRE-CONSTRUCTION SERVICES,
 - .2 the reimbursable expenses related to the *Pre-construction Services* determined in accordance with Article A-6 of the Agreement – REIMBURSABLE EXPENSES FOR PRE-CONSTRUCTION SERVICES,
 - .3 the *Fee for Construction Services* determined in accordance with Article A-7 of the Agreement – CONSTRUCTION MANAGER'S FEE FOR CONSTRUCTION SERVICES, and
 - .4 the *Cost of the Work* determined in accordance with Article A-8 of the Agreement – COST OF THE WORK.
- 9.2 All amounts shall be subject to adjustments as provided in the *Contract Documents*, whether or not the *Owner* and the *Construction Manager* agree to exercise any of the options set out in Article A-10 of the Agreement – OPTIONS.
- 9.3 All amounts in this Agreement are in Canadian funds.

ARTICLE A-10 OPTIONS

- 10.1 The *Owner* and the *Construction Manager* may agree to exercise the options described in paragraphs 10.2 to 10.4 any time during the term of this *Contract*. Any agreement to exercise any of the following options after signing this *Contract* shall be recorded by a *Change Order*.
- 10.2 STIPULATED PRICE OPTION
This *Contract* is changed to a stipulated price contract as set out in Appendix 1 – Stipulated Price Option and Appendix 1 – Stipulated Price Option shall be incorporated, by a *Change Order*, into this *Contract*.
- 10.3 GUARANTEED MAXIMUM PRICE ("GMP") OPTION
The *Contract Price* is guaranteed by the *Construction Manager* not to exceed the amount of the agreed *Guaranteed Maximum Price* as set out in Appendix 2 – Guaranteed Maximum Price ("GMP") Option and Appendix 2 – Guaranteed Maximum Price ("GMP") Option shall be incorporated, by a *Change Order*, into this *Contract*.
- 10.4 GMP PLUS PERCENTAGE COST SAVINGS OPTION
- .1 The *Contract Price* is guaranteed by the *Construction Manager* not to exceed the amount of the agreed *Guaranteed Maximum Price* as set out in Appendix 3 – GMP Plus Percentage Cost Savings Option and Appendix 3 – GMP Plus Percentage Cost Savings Option shall be incorporated, by a *Change Order*, into this *Contract*.
 - .2 At the conclusion of the *Project*,
 - (1) if the *Contract Price* exceeds the *Guaranteed Maximum Price*, the difference will be paid by the *Construction Manager* without reimbursement by the *Owner*.
 - (2) if the *Contract Price* is less than the *Guaranteed Maximum Price*, the difference will be disbursed in accordance with Appendix 3 – GMP Plus Percentage Cost Savings Option.

ARTICLE A-11 PAYMENT

- 11.1 Subject to the provisions of the *Contract Documents* and *Payment Legislation*, and in accordance with legislation and statutory regulations respecting holdback percentages, the *Owner* shall:
- .1 make progress payments to the *Construction Manager* on account of the compensation for the *Pre-construction Services* as described in paragraphs 9.1.1 and 9.1.2 of Article A-9 of the Agreement – CONTRACT PRICE when due together with such applicable *Value Added Taxes* as may be applicable to such payments,
 - .2 make progress payments to the *Construction Manager* on account of the *Fee for Construction Services* and the *Cost of the Work* as described in paragraphs 9.1.3 and 9.1.4 of Article A-9 of the Agreement – CONTRACT PRICE when due, in the amount certified by the *Consultant* unless otherwise prescribed by *Payment Legislation* together with such applicable *Value Added Taxes* as may be applicable to such payments,
 - .3 upon *Substantial Performance of the Work*, pay to the *Construction Manager* the unpaid balance of the holdback amount when due together with such *Value Added Taxes* as may be applicable to such payment, and
 - .4 upon the issuance of the final certificate for payment, pay to the *Construction Manager* the unpaid balance of the *Contract Price* when due together with such *Value Added Taxes* as may be applicable to such payment.

11.2 Interest

- .1 Should either party fail to make payments as they become due under the terms of the *Contract* or in an award by adjudication, arbitration or court, interest at the following rates on such unpaid amounts shall also become due and payable until payment:
 - (1) 2% per annum above the prime rate for the first 60 days.
 - (2) 4% per annum above the prime rate after the first 60 days.

Such interest shall be compounded on a monthly basis. The prime rate shall be the rate of interest quoted by
(Insert name of chartered lending institution whose prime rate is to be used)

Servus Credit Union

for prime business loans as it may change from time to time.

- .2 Interest shall apply at the rate and in the manner prescribed by paragraph 11.2.1 of this Article on the settlement amount of any claim in dispute that is resolved either pursuant to Part 8 of the General Conditions – DISPUTE RESOLUTION or otherwise, from the date the amount would have been due and payable under the *Contract*, had it not been in dispute, until the date it is paid.

ARTICLE A-12 RECEIPT OF AND ADDRESSES FOR NOTICES IN WRITING

- 12.1 *Notices in Writing* will be addressed to the recipient at the address set out below.
- 12.2 The delivery of a *Notice in Writing* will be by hand, by courier, by prepaid first class mail, or by other form of electronic communication during the transmission of which no indication of failure of receipt is communicated to the sender.
- 12.3 A *Notice in Writing* delivered by one party in accordance with this *Contract* will be deemed to have been received by the other party on the date of delivery if delivered by hand or courier, or if sent by mail it will be deemed to have been received five calendar days after the date on which it was mailed, provided that if either such day is not a *Working Day*, then the *Notice in Writing* will be deemed to have been received on the *Working Day* next following such day.
- 12.4 A *Notice in Writing* sent by any form of electronic communication will be deemed to have been received on the date of its transmission provided that if such day is not a *Working Day* or if it is received after the end of normal business hours on the date of its transmission at the place of receipt, then it will be deemed to have been received at the opening of business at the place of receipt on the first *Working Day* next following the transmission thereof.
- 12.5 An address for a party may be changed by *Notice in Writing* to the other party setting out the new address in accordance with this Article.

Owner

Taber and District Housing Foundation

*name of Owner**

5318 48 Ave, Taber, Alberta, T1G 1S2

address

timj@taberhsg.ca

email address

Construction Manager

Jen-Col Construction Ltd.

*name of Construction Manager**

100-9620 266 Street, Acheson AB. T7X 6H6

address

rdubeau@jen-col.com

email address

CCDC 5B – 2025

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Consultant

Douglas J. Bergen & Associates Ltd.

*name of Consultant**

Box 1667, Coaldale AB T1M 1N3

address

admin@bergenassociates.com

email address

** If it is intended that a specific individual must receive the notice, that individual's name shall be indicated.*

ARTICLE A-13 LANGUAGE OF THE CONTRACT

13.1 When the *Contract Documents* are prepared in both the English and French languages, it is agreed that in the event of any apparent discrepancy between the English and French versions, the English/~~French~~ # language shall prevail.
Complete this statement by striking out inapplicable term.

13.2 This Agreement is drawn in English at the request of the parties hereto. La présente convention est rédigée en anglais à la demande des parties.

ARTICLE A-14 SUCCESSION

14.1 The *Contract* shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, legal representatives, successors, and assigns.

The parties have executed this Agreement.

OWNER

Taber and District Housing Foundation

name of Owner

signature

name and title of person signing

CONSTRUCTION MANAGER

Jen-Col Construction Ltd.

name of Construction Manager

signature

Rene Dubeau, Director of Construction

name and title of person signing

- N.B. Where legal jurisdiction, local practice or Owner or Construction Manager requirement calls for:
- (a) proof of authority to execute this document, attach such proof of authority in the form of a certified copy of a resolution naming the representative(s) authorized to sign the Agreement for and on behalf of the corporation or partnership; or
 - (b) the affixing of a corporate seal, this Agreement should be properly sealed.

9

6.27 x 111

Notice of Development Decision

APR 10 2026



TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER, AB
T5G1S2

April 1, 2026

Dear Sir or Madam,

This letter is to notify you of the decision for application **DP 26-019** for development of an **Addition to Group Care at 4730 50 Avenue** by the Development Authority.

The application was **approved** with the following conditions:

Location

1. That the site is developed as per the approved drawings;
2. The development must otherwise conform to the Land Use Bylaw and District requirements of the IR District;

Prior to Release

3. A stormwater plan must be submitted to and receive approval from the Town by no later than July 30, 2026;
4. A landscaping plan must be submitted to the planning department and receive approval Town by no later than July 30, 2026;
5. In accordance with policy PLN-4, a \$10,000 security deposit shall be forwarded to the Town office (Planning Department) prior to release. Any damages to public streets, sidewalks, or services as a result of construction shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

Prior to Construction

6. The applicant shall be responsible having all the underground utilities located on the property and ensuring that the building has not been located overtop any of them prior to construction. If the building has been located over top any underground utilities it is the applicant's responsibility to either relocate the building to a new location (this must be approved by the Development Authority) on the property or remedy to the situation to the satisfaction of the affected utility provider;
7. The applicant shall obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
8. The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;
9. The applicant shall enter into a servicing/development agreement for the property with the Town of Taber.

10. The applicant shall obtain any required provincial or federal approvals and provide the Planning department with copies of these this includes.

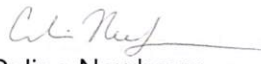
Permanent

11. The applicant shall ensure that stormwater from this property does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes;
12. In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 39 parking spaces are required measuring no less than 6m by 3m 2.15.4(4);
13. In accordance with Section 2.15.3(6) of the Land Use Bylaw 13-2020 a minimum of 3 accessible parking are required measuring no less than 6m by 3m 2.15.4(4);
14. In accordance with Section 2.15.5 of the Land Use Bylaw 13-2020 a minimum of 1 loading stall is required measuring no less than a minimum width of 3.1 metres, a minimum depth of 9.2 metres, and a minimum height of 4.3 metres.
15. If sprinkler permits are required under the National Building Code 2023 (AE), a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber;
16. Signage not included with this application shall require a separate development permit;
17. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
18. A Fire Inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
19. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber to demonstrate compliance.

This decision is subject to an appeal period of 21 days as per the Municipal Government Act.

If you want to appeal the decision, please call us at 403-223-6009. To appeal this decision, you must submit the Notice of Appeal Application and the **\$400 appeal fee** prior to **1:00pm on April 22, 2026**.

Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

APR 10 2026

Location Map



DP 26-019 4730 50 Avenue, Lot 1, Block A, Plan 8310263: Institutional and Recreational District (IR).



A - 4900 50 ST TABER, ALBERTA, CANADA T1G 1T1

TELEPHONE: (403) 223-5500 FAX: (403) 223-5530



Minister Jason Nixon
Assisted Living & Social Services
Members of Executive Council
Executive Branch
227 Legislature Building
10800 - 97 Avenue
Edmonton, AB
T5K 2B6

Dear Minister Nixon:

Re: Letter of Support for the Clearview Lodge Expansion & Modernization Project

Please accept this letter as confirmation that the Council of Town of Vauxhall supports the Clearview Lodge Expansion & Modernization project.

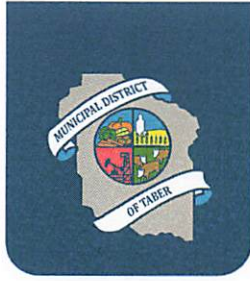
Also, accept this letter as confirmation that Town of Vauxhall understands that Taber and District Housing Foundation will be securing debt financing for this project and the municipality is willing to pay the operational requisition that will be required to pay annual debt financing costs for the duration of the financing.

RES: 26:76 MOVED by Councillor Ballard that a confirmation letter of support from the Town of Vauxhall be approved for the Clearview Lodge Expansion & Modernization Project.

Regards,

A handwritten signature in dark ink, appearing to read "Kimberley Cawley", is written over a faint, larger version of the same signature.

Kimberley Cawley, Mayor



Municipal District of Taber

April 22, 2026

Minister Jason Nixon
Assisted Living & Social Services
Members of Executive Council
Executive Branch
227 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

Dear Minister Nixon,

Re: Letter of Support for the Clearview Lodge Expansion & Modernization Project

Please accept this letter as confirmation that the Council of the Municipal District of Taber (MDT) supports the Clearview Lodge Expansion & Modernization project.

At the April 14, 2026 MDT Council meeting, the following resolution was carried:

Resolution No: Taber & District Housing Foundation - Letter of Support
C-2026-217 **MOVED By** Reeve Tamara Miyanaga

That; Council authorize the issuance of a letter of support for the Taber and District Housing Foundation confirming its support that the Taber and District Housing Foundation will be securing debt financing for Clearview Lodge Modernization project and that the Municipal District of Taber is willing to pay the requisition required to pay debt financing costs for the financing and further encourages TDHF to seek alternative non-member municipality funding sources to reduce or eliminate the debt financing for the project.

CARRIED

Further to the above, please accept this letter as confirmation that the MDT understands that the Taber and District Housing Foundation will be securing debt financing for this project and that the municipality is willing to pay the required operational requisition to cover the annual debt financing costs for the duration of the financing term.

Regards,

A handwritten signature in black ink, reading "Tamara Miyanaga".

Tamara Miyanaga
Reeve
Municipal District of Taber



Date:

Minister Jason Nixon
Assisted Living & Social Services
Members of Executive Council
Executive Branch
227 Legislature Building
10800 - 97 Avenue
Edmonton, AB
T5K 2B6

Dear Minister Nixon:

Re: Letter of Support for the Clearview Lodge Expansion & Modernization Project

Please accept this letter as confirmation that the Council of the Village of Barnwell supports the Clearview Lodge Expansion & Modernization project.

Also, accept this letter as confirmation that the Village of Barnwell understands that Taber and District Housing Foundation will be securing debt financing for this project and the municipality is willing to pay the operational requisition, proportionate to their population and equalized assessment, that will be required to pay annual debt financing costs for the duration of the financing.

We also strongly encourage Taber and District Housing Foundation to find other means of debt financing that do not include the need to requisition our municipality.

Sincerely,

A handwritten signature in cursive script that reads "Missy Foster".

Missy Foster
Mayor
Village of Barnwell

6.a) xx

Build Canada Homes Information At April 30, 2026

History:

Originally, ALSS indicated to CAO that Clearview Lodge Expansion and Modernization project had been forwarded to Build Canada Homes for possible financing. Then in March 2026, ALSS indicated that Build Canada Homes (BCH) wanted more information about our individual projects so that they could review individual projects.

On March 18, 2026, CAO had a videoconference with BCH representatives for the Alberta region. They indicated that they would want project information (Scope of Work, Proforma Financial statements and a Capital budget). Their main concern was whether or not Clearview Lodge project would be eligible for funding or what element would be eligible, because:

- BCH does not fund “health-care units”.
- BCH does not generally fund renovations.
- BCH only funds “affordable housing”, at deeply discounted rental rates (those rates that are significantly below the median market rent for the area).

That said, after some discussion, they understood a bit better what level of renovation we were pursuing at Clearview Lodge (the framing will remain, but the goal is to achieve a modern room with all similar amenities to the new construction).

They need a better understanding of how our continuing care beds/service is embedded in the program and building. It is not that easy to pull that apart from the rest of what we do.

On March 23, 2026, CAO received the BCH application template. At that point, every day was spent getting the Letter of Supports secured from local municipal councils.

BCH prefaced the delivery of the package with which they needed information to determine whether the Clearview Lodge project would be eligible for any funding or how it may be eligible for certain parts of the project but not others. They were willing to accept the information and take it up with their superiors, but they made no commitment to anything.

CAO has kept in touch with BCH representatives throughout April and did take some background financial materials on vacation trip to mull over how to split the proforma financials and how to describe the project while considering how BCH may split it for discussion around eligibility and then about funding.

CAO will endeavor to submit the BCH package prior to May 11, 2026. It is the next highest priority in the Clearview Lodge project timeline.

(. a) x x i

100 Wing Plan

Room #	At 28-Apr	Resident Type	Proposed Action	
101	Occupied	SL2		
102	Occupied	SL2		
103	Occupied	SL3	Move to #213	This could be a difficult sell because of the room
104	Occupied	SL3	Move to #212	Preferred for this resident - similarity
105	Occupied	SL3	Move to #415	Similar view to current view
106	Occupied	SL2	Likely to move to a higher level of care - Assessment Meeting - May 9th	
107	Occupied	SL2		
108	Occupied	SL3	Move to #416	If resident does not return to CVL from hospital
109	Occupied	SL3	Move to #504	Bigger room - with shower and view
110	Occupied	SL2		
111	Occupied	SL3	Move to #418	Still has a shower and a window
112	VACANT			

Rooms highlighted in purple are rooms whose current residents are already assessed to move to higher levels of care, but the date of the transfer is not yet set.

For the remaining SL2 clients (Rooms 101, 102, 107 & 110), there are a couple of options:

TDHF has one (1) Taber manor apartment unit that we are holding for possible placement

There are two additional residents that require assessment but dates have not yet been set. And they may (or may not) be assessed at higher levels of care.

But this could create a total of 3 additional rooms for 100 wing residents to move into.

6.2)XVII

PLAN:

- 1 Continue to not allow entry of any new residents into Clearview Lodge.
- 2 Continue to hold any available Manor apartment units that have not yet been committed.
- 3 Meet with HomeCare Management and Case Managers to explain the need for expedited assessments and tenant movement.
- 4 Meet with 100 wing residents to explain the plan (even if we don't know exact timing of execution of the plan)
- 5 Continue to talk to potential CVL residents that could manage a Manor placement for a short period of time

The goal is to have the 100 wing emptied in early June 2026.

This would allow TDHF to initiate the work to move the 100 wing, even if the contractor is not completely ready to start the CVL project immediately. But we can't start the project without the 100 wing out of the way!

6. a) XXIII

100 Wing Plan

101-SL2 resident

102-SL2 resident

103-SL3 resident

104- SL3 resident

105 SL3 resident

106 SL2 - resident likely moving to a higher level of care
(will be assessed after May 8th)

107 SL2 resident

108 SL3 resident

109 SL3 resident

110 SL2 resident

111 SL3 resident

112 Vacant

Residents already assessed and waiting for a bed to open up:

213

415

418

504

Current vacant units

212

416 is in hospital and may need a higher level of care then we would transfer
108 here

6.1) XXIV

-There are residents needing a home care assessment to determine level of care which could result in a move as well.

-106, 502, 515 - Potentially 3 more rooms here

SL3 residents take priority, we move them first.

103 -> 213? (this is a hard sell because it is an Atrium room)

104 -> 212- This room is similar to what she has so it won't be confusing

105 -> 415 Similar view to what she has now

106 -> Likely moving out of CVL

108 -> 416 if he does not come back to CVL

109 -> 504 A bigger room still has a shower and a view

111 -> 418 Still has a shower and a window

SL2 residents

101

102

107

110

I heard rumblings of another resident who may want to move into a manor unit? If this is true, that would open up another CVL unit.

Another resident is willing to go to a manor but I don't think it is in her best interest.

April 27, 2026



Taber and District Housing Foundation
4730 50th Avenue
Taber, AB
T1G 1N6

Attention: Tim Janzen, Chief Administrative Officer

Following discussions and receipt of preliminary information 1st Choice Savings and Credit Union Ltd., the "Credit Union", is prepared to proceed with an application for financing under the following general terms and conditions.

These terms and conditions are subject to approval of, and amendment by, the appropriate adjudication authority and, until approval, they are non-binding. If these terms and conditions are agreeable, please sign the duplicate copy of this letter in the space provided below under the heading "Acceptance" and return same to the writer's attention.

Borrower: Taber and District Housing Foundation

Construction Mortgage Financing

Loan Amount: \$9,500,000
Purpose: Provide funding in support of a \$27 Million New Building Construction and Existing Building Renovation
Term: On Demand
Interest Rate: 1st Choice Credit Union Prime Rate PLUS ½% Currently 4.95%
Application Fee: \$71,250
Amortization: 36 months
Repayment: Accrued Interest paid monthly
Annual Review: May 1, 2027 and each year to the expiry date.

Legal Fees: Legal fees plus estimated disbursements are to be prepaid.

NOTE: The legal and disbursement fees cover the cost of the Credit Union's solicitors for preparing security documentation. In addition to these fees the Borrower will be responsible for payment directly to its solicitor of legal fees/disbursements/G.S.T. of its own solicitors relative to the cost of execution and registration of these documents.

Information required to proceed:

- 1) In due course, Receipt of ALL final executed Grant Funding Agreements from municipal, regional and provincial government bodies.

Note: Other information may be required during underwriting

6.a) XXV5

Pre-disbursement Conditions:

The Credit Union's obligation to advance the Mortgage is conditional upon receipt by the Credit Union of the following, all in form and substance satisfactory to the Credit Union.

1. The opening of a business operating and savings account.
 1. Board minutes authorizing doing business with 1st Choice Savings and Credit Union Ltd.
2. Application Fee of \$71,250
 1. \$5,000 is non-refundable and considered earned at time of Commitment Letter execution and receipt
 2. The balance to be paid from Loan proceeds at time of 1st Disbursement.
3. Receipt of ALL final fully executed Grant Funding Agreements from municipal, regional and provincial government bodies.
4. A final copy of the General Contractor Construction Contract.
5. Completion and registration of all Security
6. Confirmation of appropriate levels of property, all risk and liability insurance with 1st Choice Savings being 1st Loss Payable.

Note: Additional information may be required during underwriting

Other Conditions:

1. Out-of-pocket expenses to be paid by Borrower (e.g. legal fees, Land Title Searches, report fees, etc.).
 - 1.1. Security Registration will take place immediately following receipt of the executed Commitment Letter.
2. Outside of Government Registrations, the Borrower will not further encumber the subject property without the prior written consent of the Credit Union, not to be unreasonably withheld.
 - 2.1. If required, confirmation of subordination or postponement of security priority in favor of the Credit Union, from Government of Alberta and other funding partners, through its government departments or entities to subordinate.
3. The Credit Union will conduct account reviews at expiry/renewal and may conduct reviews more frequently if there are material changes, financial or otherwise.
4. It is the responsibility of the borrower to ensure the appropriate holdbacks are in place during the construction period.
 - 4.1. 1st Choice Savings and Credit Union Ltd. Funding Advances are to be supported by progress reports from a quantity surveyor or qualified third party such as an architect and supported by a subject property title search.
 - 4.2. Should construction liens be registered on title, 1st Choice funding will be frozen until the liens have been dealt with in a manner satisfactory to 1st Choice Savings.
5. The interest reserve account will be topped up periodically at the time of progress advance requests.
6. Cross default – a default by the borrow under other funding agreements will be considered a default of the 1st Choice Savings and Credit Union financing and will result in funding suspension or Demand for Repayment of any balance outstanding.
7. During construction, should the borrower obtain alternative financing for the purpose of paying out the Credit Union, a break penalty of 1% of the outstanding balance will apply. This does not apply in the final 3 months of the term when long-term financing is expected to be negotiated.

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Reporting Requirements:

Upon request, the Borrower agrees to provide the following:

1. As required, Progress Reports from a qualified quantity surveyor or third party such as an architect.
2. Annually, Audited Accountant-prepared year-end financial statements

Security and Other Documents:

The Borrower agrees to provide to the Credit Union in form and substance satisfactory to it and its solicitors, all security and supporting agreements requested by the Credit Union including the following documentation (the "Security"), which will be held by the Credit Union as Security for the loan and all other direct and indirect liabilities of the Borrower and the Guarantor (or any of them) to the Credit Union from time to time:

1. An Operation of Account Agreement and Common Share Agreement with the Credit Union
2. A Savings account to facilitate the Interest Reserve account
3. All Foundation documents, including:
 - a. Borrowing Resolution,
 - b. Certified Copy of a Resolution of the Directors approving the Security granted,
 - c. Certificate of Incumbency,
 - d. Officer's Certificate, and
 - e. Certificate of Non-restriction
4. A Line of Credit Agreement in the amount of \$9,500,000
5. A 1st Charge Collateral Mortgage in the amount of \$9,500,000 over real property, with a municipal address of 4730 50th Avenue Taber AB and legally described as Plan 8310263, Block A, Lot 1.
6. 2nd Charge Caveat supporting an Assignment of Rents and Leases from the Property
7. A General Security Agreement comprising a first charge specific security interest over all present and after-acquired personal property located at 4730 50th Avenue Taber AB and legally described as Plan 8310263, Block A, Lot 1.
8. Assignment of Adequate Insurance over the subject property (showing the Credit Union as First Loss Payee complete with Standard Mortgage Endorsement Clause), to be verified by insurance consultant acceptable to the Credit Union
9. Environmental indemnity agreement from the Borrower
10. Title Insurance or Real Property Report with compliance stamp
11. An Opinion of counsel to the Borrower in such form as the Credit Union shall require
12. A letter of Opinion from the Credit Union's counsel
13. Any documentation deemed necessary by the Credit Union solicitor

6.a) xxviii

Documentation:

The Credit Union's solicitor may prepare all the above documentation. The Credit Union's solicitor in this transaction is:

Credit Union Solicitor Information:

Jacob Robinson
Low & Company LLP
270, 3428 Fairway Plaza Road, S
Lethbridge, Alberta

Borrower's Solicitor Information:

To Be Determined

Discussion Paper Expiry Date:

In the event this letter is not accepted by June 30, 2026, this Discussion Paper expires.

We wish to thank you for allowing 1st Choice Savings and Credit Union Ltd. the opportunity of being of assistance to you.

Yours truly,


Martin Baumfeld, BA
Senior Commercial Account Manager
1st Choice Savings and Credit Union Ltd.

ACCEPTANCE

Acceptance of this Proposal Letter provides full and sufficient acknowledgement that the Credit Union has no obligation to advance any funds under this discussion paper and if, in the opinion of Credit Union, any material adverse change in risk occurs, including without limiting the generality of the foregoing, any material adverse change in the financial condition of the Borrower or any affiliate or associate, the Credit Facilities may be withdrawn or cancelled at the sole discretion of the Credit Union.

This Proposal Letter may be executed in any number of counterparts, each of which shall be deemed to be original and all of which taken together shall be deemed to constitute one and the same instrument. Counterparts may be executed in original, faxed or electronic PDF format and the parties adopt any signatures received by a receiving fax machine or electronic transmission as original signatures of the parties.

We hereby acknowledge and accept the Credit Facilities on the terms and conditions outlined by the Proposal Letter dated April 27, 2026, on this _____ day of _____, 2026.

Taber and District Housing Foundation

Per: _____

Per: _____

Per: _____

6. a) xxx

Mar 12, 2026

Attn:
Tanya Fallon
4730 50 Avenue
Taber, Alberta, T1G 1N6

Dear Tanya Fallon:

**Re: Ministry of Assisted Living and Social Services (ALSS) Accommodation Standards
70036664 - Clearview Lodge**

An ALSS Inspector performed an inspection on Mar 10, 2026 to assess compliance to the Type B Accommodation Standards.

Based on the review of our findings during the inspection and as discussed at our debrief meeting, there are outstanding items that require your attention. Your supporting evidence is due to us by June 09, 2026.

If you have any questions, please contact me at Jenna.Friesen@gov.ab.ca or 780-983-4597.

Sincerely,

Jenna Friesen
Inspector
Licensing and Compliance Monitoring
Assisted Living and Social Services (ALSS)

6. h) i

Alberta Continuing Care Accommodation Standards Non-Compliance Report

Accommodation Name Clearview Lodge		Address 4730 50 Avenue Taber, Alberta, T1G 1N6	
Accommodation I.D. 70036664	Inspector Jenna Friesen	Site Contact Tanya Fallon	Date of Visit Mar 10, 2026

Standard and Non-Compliance Description	Scheduled Compliance Date
2.1 Safety Requirements An operator must ensure that the following are in a safe condition and maintained so as to remain free of hazards: a. the interior of the building that houses the type B continuing care home, and, b. the exterior of the building that houses the type B continuing care home and its grounds. Observations Evidence is required that the accommodation and it's grounds or common areas are safe and free of hazards. Please send evidence of the removal of extra desks and furniture from hallways to ensure exits are clear. Please send evidence of snow removal documentation that captures when snow removal occurs.	Jun 09, 2026
9.2 Personal Choice Services Where an operator provides or offers personal choice services, the operator shall ensure that the personal choice services: c. are provided by a person who holds the required license or other certification, if any, for the provision of those personal choice services. Observations Please provide evidence of hairdresser certification.	Jun 09, 2026

12.1 Social or Leisure Activities Where an operator provides social or leisure activities for residents, the operator shall: c. consider and respond to residents' opinions and comments regarding social or leisure activities in a timely and appropriate manner. Observations Please provide evidence of the operator considering and responding to residents' opinions and comments regarding social and leisure activities.	Jun 09, 2026
14.3 Menu Requirements An operator shall ensure that residents' opinions and feedback regarding meals, fluids and snacks are collected at least every 6 months and considered in the development of the menu. Observations Evidence required of obtaining residents' opinions and feedback regarding the meals, fluids and snacks.	Jun 09, 2026
14.4 Menu Requirements An operator shall ensure that residents are consulted every 6 months at minimum respecting: a. the times of the day at which meals, fluids and snacks are to be provided or made available to them, and, b. shall consider and respond to the residents' comments or concerns. Observations Evidence required that residents are consulted, every 6 months at minimum, regarding mealtimes and their feedback is considered.	Jun 09, 2026
18.5 Resident Safety and Security An operator shall ensure that all employees and, where appropriate, residents, service providers and volunteers receive adequate training respecting any: c. emergency call system in use in the type B continuing care home. Observations Evidence required that training for the emergency call systems has been provided to employees, and where appropriate to residents, service providers and volunteers. Please add to staff and volunteer orientation checklist.	Jun 09, 2026

6.b)iii

30.3 Resident and Family Involvement Operators must ensure that there are mechanisms in place to involve residents, residents' representatives, and family members in decisions that affect daily life, and: c. solicit and demonstrate consideration of resident and family input on the established resident and family involvement mechanisms. Observations Evidence required of involvement of residents, representatives and family members in decisions that affect daily life. This could be achieved through thorough documentation (meeting minutes) of updated site information, upcoming maintenance, leadership changes, or other things that would impact residents. Other documentation could include newsletters, emails or other communication.	Jun 09, 2026
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6. b) xv

Mar 12, 2026

Attn:
Tanya Fallon
4730 50 Avenue
Taber, Alberta, T1G 1N6

Dear Tanya Fallon:

**Re: Ministry of Assisted Living and Social Services (ALSS) Accommodation Standards
70036664 - Clearview Lodge**

An ALSS Inspector performed an inspection on Mar 10, 2026 to assess compliance to the Supportive Living Accommodation Standards.

Based on the review of our findings during the inspection and as discussed at our debrief meeting, there are outstanding items that require your attention. Your supporting evidence is due to us by Jun 09, 2026.

If you have any questions, please contact me at Jenna.Friesen@gov.ab.ca or 780-983-4597.

Sincerely,

Jenna Friesen
Inspector
Licensing and Compliance Monitoring
Assisted Living and Social Services (ALSS)

6. b) ✓

Alberta Continuing Care Accommodation Standards Non-Compliance Report

Accommodation Name Clearview Lodge		Address 4730 50 Avenue Taber, Alberta, T1G 1N6	
Accommodation I.D. 70036664	Inspector Jenna Friesen	Site Contact Tanya Fallon	Date of Visit Mar 10, 2026

Standard and Non-Compliance Description	Scheduled Compliance Date
2.1 Safety Requirements An operator must ensure the following are in safe condition and free of hazards: a. the interior of the building that houses the supportive living accommodation. b. the exterior of the supportive living accommodation and its grounds. Observations Evidence required that the accommodation and its grounds or common areas are safe and free of hazards. Please send evidence of the removal of extra desks and furniture from hallways. Please send evidence of snow removal documentation that is kept when snow removal occurs.	Jun 09, 2026
9.2 Personal Choice Services Where an operator provides or offers personal choice services, the operator must ensure that the personal choice services are: c. provided by a person who holds the required license or other certification, if any, for the provision of those personal choice services. Observations Evidence required of the hairdresser certificate or license.	Jun 09, 2026
12.1 Social or Leisure Activities Where an operator provides social or leisure activities for residents, the operator shall: b. solicit and consider the opinions of residents in planning and providing social or	Jun 09, 2026

6. b) vi

leisure activities at least every 6 months, and, c. consider and respond to residents' opinions and comments regarding social or leisure activities in a timely and appropriate manner. Observations Evidence required that residents' opinions have been considered in the planning of social or leisure activities, at least every 6 months. Evidence required that opinions are considered and responded to in a timely manner. Evidence required that the activities that appropriately address the needs and preferences of the residents.	
14.3 Menu Requirements An operator shall ensure that residents' opinions and feedback regarding meals, fluids and snacks are collected at least every 6 months and considered in the development of the menu. Observations Evidence required of obtaining residents' opinions and feedback regarding the meals, fluids and snacks.	Jun 09, 2026
14.4 Menu Requirements An operator must ensure that residents are consulted every six months at minimum: a. respecting the times of the day at which meals, fluids and snacks are to be provided or made available to them, b. must shall consider and respond to the residents' comments or concerns about meal times. Observations Evidence required that residents are consulted, every 6 months at minimum, regarding mealtimes and their feedback is considered.	Jun 09, 2026
18.5 Resident Safety and Security An operator must ensure that all employees and, where appropriate, residents, service providers, and volunteers, receive adequate training respecting: c. emergency call system in use in the supportive living accommodation. Observations Evidence required that training for the emergency call systems has been provided to employees, and where appropriate to residents, service providers and volunteers. Please add call bell training to orientation list.	Jun 09, 2026

33.3 Resident and Family Involvement Operators must ensure that there are mechanisms in place to involve residents, residents' representatives, and family members in decisions that affect daily life, and: c. solicit and demonstrate consideration of resident and family input on the established resident and family involvement mechanisms. Observations Evidence required of involvement of residents, representatives and family members in decisions that affect daily life. This could be achieved through thorough documentation (meeting minutes) of updated site information, upcoming maintenance, leadership changes, or other things that would impact residents. Other documentation could include newsletters, emails or other communication.	Jun 09, 2026
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Apr 02, 2026

Attn:
Tanya Fallon
4730 50 Avenue
Taber, Alberta, T1G 1N6

Dear Tanya Fallon:

**Re: Ministry of Assisted Living and Social Services (ALSS)
Continuing Care Health Service Standards(CCHSS)
70036664 - Clearview Lodge**

The Ministry of Assisted Living and Social Services (ALSS) Health Compliance Officer performed an inspection on Dec 16, 2025 to assess compliance to the Continuing Care Health Service Standards at which time outstanding issues were found.

The evidence has been reviewed and we have determined that no further follow-up is required. We look forward to our continued work together.

If you have any questions, please contact me at Misty.Patterson@gov.ab.ca or (780) 238-9157.

Sincerely,



Misty Patterson
Health Compliance Officer
Licensing and Compliance Monitoring



To: Continuing Care Operators

Date: March 26, 2026

Re: Revision to 2025/26 Inflation Adjustment and Updated Funding Advice

As announced in Alberta's Budget 2026, collective bargaining agreements with many employment unions across the province were negotiated and ratified in 2025/26 resulting in cost-of-living increases of 3% per year, market adjustments and other monetary provisions to address workforce attraction and retention in a competitive market. Ratified agreements include those for the Alberta Union of Provincial Employees and other health unions, including United Nurses of Alberta, Health Sciences Association of Alberta, and auxiliary nurses. Additional collective agreements remain in negotiation, but amounts for anticipated outcomes have been included in Budget 2026.

These considerations have resulted in a revision to the inflationary adjustment previously communicated to operators for the 2025/26 fiscal year.

Effective April 1, 2025, the previously communicated 1.25% increase to funded rates will be revised to 7.25%. Operators will receive a revised funding advice that reflects this updated inflation amount.

How the Revised Inflation Rate is Applied

The revised inflation adjustment has been calculated as follows:

- Effective April 1, 2025, the 2025/26 base funding will increase by 7.25%, now that the majority of collective agreements have been settled and ratified.
- This revision replaces the originally applied 1.25% inflationary increase, resulting in a net increase of 6.0% over previously communicated funding. This inflation amount is inclusive of collective agreement settlements effective April 1, 2024, however funding adjustments will be retroactive to April 1, 2025.
- Operators will receive an updated funding advice in April 2026 and retro-active payments by May 29, 2026.

By June 30, 2026, operators can expect communication regarding 2026/27 funding adjustments.

If you have questions once you receive your funding advice, please contact:

- Shady Yacoub; Director, Continuing Care Funding
Shady.Yacoub@assistedlivingalberta.ca



- Rochelle Loewen; Director, Business Advisory Services
Rochelle.Loewen@assistedlivingalberta.ca

Thank you for your ongoing partnership and commitment to caring for Albertans.

Sincerely,

Toby Schneider
Acting CEO
Assisted Living Alberta



Collective Bargaining Items with CUPE 2038

At April 30, 2026

These are the highlights of the anticipated negotiating position for TDHF:

Term:

Desired length of contract is anticipated to be 3 years. TDHF would consider a fourth year but it is presumed that it would cost additional percentages to “buy” the extra year. It is beneficial to TDHF to spread the legal costs of bargaining over as long a period as possible.

Anticipated Increase:

Based on inflation, and other contracts settled in Alberta, legal representatives believe we can conclude an agreement with 3% increases per year.

It should be noted that the 2026 CVL Operating Budget assumed a 3% increase in staffing costs from June 1, 2026 onward.

Market Adjustments:

There are a couple of staffing departments where TDHF should consider market adjustments as review of other Lodge providers in the province, TDHF might be a little low in the following staffing areas:

- | | | |
|-----------------------------|--------------------|----------------------------------|
| • Cook | - \$1.50 per hour. | Impacts one employee. |
| • Asst. Cook | - \$1.50 per hour | Impacts two employees. |
| • Rec Coord (non-certified) | - \$1.50 per hour | Impacts two employees |
| • Rec Coord (certified) | - \$1.50 per hour | Does not impact any current ee's |

Sick Leave/Short-term Disability:

Major negotiating point that TDHF would like to achieve is eliminating the sick time accrual (up to 100 days of sick time) and replacing the system with an annual allotment of 9 sick days and short-term disability insurance.

The benefit for TDHF is eliminating a massive contingent liability that exists for accrued sick time (though we removed a significant amount when we made this move for out-of-scope employees). It may reduce the amount of sick time paid out (but it may not). Mostly it creates a situation where staff still have sick time (when they need it) but also have much more appropriate disability coverage (when they need it).

6.dsi

agreed upon and have less union challenges throughout the term of the collective agreement.

Essential Services Agreement:

In addition to the Collective Agreement, TDHF is also working with CUPE 2038 to complete an Essential Services Agreement (ESA). An ESA basically sets out what staffing levels would be provided by CUPE 2038 would be required to provide. In return, TDHF can not use replacement workers (including Board members or volunteers) that would do the work previously completed by Union staff.

The ESA is seen by the province and an arbitrator that a Lodge and continuing care facility are “essential” and provisions have been made to continue to provide quality services to the residents, even during a labor strike/lockout.

Administration developed the requested amount of CUPE support based on what out-of-scope staff could provide (in the event of a work stoppage/lockout). It would not be pretty but it can work.

Negotiating Period:

Negotiating dates have been set as:

- May 5 & 6
- May 20 & 21

Although, TDHF and legal representatives have indicated that there is no reason that the agreement cannot be completed in 2 days. So hopefully, by the end of the 7th, we have a deal. We'll see.

Individual employees are responsible for the cost of the short-term disability premium. Which is likely why they will hesitate to agree. They don't want additional deductions from their paycheques. CAO will endeavor to show them how much better STD will provide income in the event of short-term absence from work (more than 9 days but less than 120 days) than they can get from EI Sick benefits.

Employee Benefit Program – Part-time Employees

This change is offered in conjunction with TDHF's offer to enable part-time employees to participate in employee benefits the same way that full-time employees do. Currently, TDHF pays 80% of full-time employee premiums but part-time employees must pay their entire premium amount. This can add a \$400 deduction to a monthly paycheque and as a result, very few part-time employees participate in our employee benefit plan. As well, most employees do not see part-time positions as desirable because of the difference in how the benefit plan is administered.

As Clearview Lodge (and TDHF) grows, it is very likely that we will add part-time positions (in many circumstances, we need more staffing but can't justify a full-time position). It is prudent to create equality between how the employment benefit plan is administered relative to full-time and part-time employees.

Group RRSP/TFSA

All staff will be offered an opportunity to participate in the Group RRSP/TFSA plan upon completion of their probationary period.

Currently, only permanent employees (FT & PT) can participate in the group plan upon their one-year anniversary with the organization.

The proposal would allow casual employees (who might be working a LOT of hours) to earn some matching funds that will be deposited in their RRSP or TFSA accounts. This is one of the ONLY benefits that can be offered to casual employees. TDHF would like to create an environment where CVL is a preferred place of employment in Taber. This might help.

Moving the participation time to the completion of probationary period may prove to be a little more enticement for new employees to join our organization. TDHF has seen greater challenges finding staff in a very competitive local marketplace.

Updating Contract Language:

There are several areas in the contract that the wording has been subject to interpretation and CUPE 2038 has been pushing more and more on issues important to them (and not previously been an issue). As a result, the hope is that less ambiguous language can be

Weekly Report (Social Housing)

4/24/2026

	Senior Self Contained
New Applicants	0
Move In's	0
Move Outs	0
Wait List	17
Vacant Units	3

New Tenants (Move In's)

Sr. Apt			
Tenant Name	Move In Date	Unit Number	Phase Number
Sheila Egeland	27-Mar-26	10	52100

Exiting Tenants (Move Out's)

Sr. Apt			
Tenant Name	Move Out Date	Unit Number	Phase Number
Lena Janzen	February 25 2026	10	52100
Florance Miller	March 2 2026	128	52060
Kathi Church-Ryan	#####	7	52060
Marlowe Mayes	#####	305	52050

Sr Self Contained Apt Vacancies:

Unit #	Status
Harmony Home Phase 11 (52040)	Full
Homestead Manor Phase 12 (52050)	305 Empty/ Paid till end month
Pioneer Place Phase 13 (52060)	#128 Empty/Hold for CLV
Prairie Rose Manor Phase 31 (52100)	#7 Empty/ Renewal
Bountiful House Phase 21 (52070)	Full
Sunshine Manor Phase 41 (52130)	Full

	Community Housing
New Applicants	0
Move In's	0
Move Outs	1?
Wait List	7
Vacant Units	0

New Tenants (Move In's)

Community			
Tenant Name	Move In Date	Unit Number	Phase Number

Exiting Tenants (Move Out's)

Community			
Tenant Name	Move Out Date	Unit Number	Phase Number
Jenny Ho	End of April	1	52120

Community Housing Vacancies:

Unit #	Status
Taber Phase 1 (52000)	Full
Taber Phase 2 (52010)	Full
Taber Phase 3 (52020)	Full
Taber Phase 4 (52030)	Full
Barnwell Phase 23 (52090)	Full
Vauxhall Phase 33 (52120)	Full

	Rent Assistance Benefit
New Applicants	0
New to program this month	4?
Left program this month	1
Waitlist/Processing	4
People on Program	47

RAB

Tenant Name	Designation number	Effective Date

If they paid rent to the end of the month then it is not vacant even though they are not there: for example, the 29 th or 30th

7.2)