
Attendance by Google Meet:

David Ellis
Olivia White (chair and minute-taker)
Madelyn White
Nicholas Bailey
Carrie Hookey
Chelsea Mitchell

- Operations Director's Report
 - David presents his 3rd OD report for OHA, including all of OHA's activities and work from January 1, 2024, to December 31, 2024.
 - David affirms that the Board successfully fulfilled its mandate in 2024.
- Message from the Community Project Coordinator

"Hi everyone! Thank you all so much for being here. Our third AGM! It's nice to finally do this in person! I always say this, but especially this year—with everything moving so quickly—I appreciated the pause and reflection on 2024 as a snapshot of everything we've accomplished.

It's safe to say 2024 was the year of the money! As David mentioned, we were incredibly successful with all of our grants. Funders know who we are now—they see our vision and are supporting us to get there. We've secured over \$2.7 million in grants, which puts us in a strong position to pursue the rest of the financing needed for the project. We're getting so close to construction! All the work we've done since 2021 has brought us to these incredible outcomes in 2024.

Beyond our strong grant success, we also had a huge and very tangible win—our land and our road! OHA now owns 4 acres in Port Rexton, and we're connected to the rest of the town. This is the first new development (outside of driveways!) in Port Rexton

in a long time. I've loved walking the new road and seeing members of our community doing the same. It's been really special.

All of these steps forward have led us into the next phase: setting up our design-construction team! Led by WF, our group of engineers and energy modellers officially began their work. It's incredibly exciting to be a part of that process. Moving from vision to action and learning to prepare a project for construction.

Of course, none of this would have been possible without our amazing team. Chelsea, thank you so much for joining us this year! You've been such a valuable addition, and I truly appreciate the insight and experience you bring. Carrie, Nick, and Jill—thank you for sticking with us and continuing to see this through.

I especially want to thank you all for your support during our Information Session night. And David—thank you so much for leading that session. It was such a great learning experience for both me and our organization. Your continued support and guidance have been absolutely vital to this project, and I truly couldn't do this without you."

- Treasurer's Report and Adoption of Financial Statements
 - Nicholas delivers OHA's 2024 Statement of Operations:
 - The Statement of Operations shows what OHA brought in (revenues) and what we paid out (expenditures)
 - For revenues, OHA received HAF management fees for \$42,315, our grants from CHTC and Reclaim totalling \$40,000. There was also revenue from our investment income totalling \$5,880.
 - As for expenses, OHA's largest expense for 2024 was staff wages nearing almost \$56,804.
 - OHA's capital expenditure (totalling \$6,921) includes the remaining amount owed in professional fees in 2025.
 - At the end of 2024, OHA's account balance shows a profit of \$28,014.
 - Nicholas discusses our Statement of Property/Land:
 - In 2024, OHA spent \$6,921 in property and equipment; this number comes from our work with Woodford Architecture (this is linked to our land which is why it's considered a fixed asset) and the legal transfer of the land.
 - Overall, our net assets total \$27,457 given that we started the year with a deficit of \$557.

- Nicholas explains our Statement of Financial Position:
In 2024, OHA's financial position balances at \$423,598
 - Our assets for 2024 include cash (\$40,716), our investment account (\$333,880), our remaining balance of the CHTC grant (\$15,000) and our fixed assets previously mentioned (\$33,902).
 - Our liabilities for 2024 are \$362,239 which included our Newcomer Housing Grant, our remaining CHTC grant, and our HST payable (\$5,090).
 - Decision-makers approve and adopt these financial statements for OHA.
- Approval of Directors' roles
 - Decision-makers approve continuing current BOD roles for OHA.
- AOB
 - There was no other business introduced or discussed.