
Attendance:

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

- Operations Director's Report
 - David presents his 4th OD report for OHA, including all of OHA's activities and work from January 1, 2025, to December 31, 2025.
 - David affirms that the Board successfully fulfilled its mandate in 2025.
- Message from the Community Project Coordinator

"Hi everyone, and welcome to our 2026 AGM. Thank you for joining us once again.

In 2025, we focused on completing the work outlined in our pre-construction grants. We started the year with only our topographic survey and continued working with Woodford and a team of engineers to move the project to the Class B stage. This was a hands-on experience for us, and seeing each consultant work together to complete a detailed set of construction drawings was an experience I will never forget. A highlight of this experience was finalizing our energy modelling which exceeded the requirements set by the Federation of Canadian Municipalities. I feel proud that we were able to accomplish this, especially after seeing the impressive energy efficient buildings on our research trip to the UK in 2022. Now we're an impressive energy efficient building!

We continued to advance our Housing Accelerator Fund (HAF) initiatives, including our Climate Action Planning work. We accomplished developing our greenhouse gas emissions inventory, joining the Project 2050 program with our local school, and supporting an application to the Local Leadership for Climate Adaptation Fund in partnership with the Town of Trinity.

We completed two amendments to our Municipal Plan. The first rezoned the site for our project, while the second introduced new policies to encourage affordable housing in our community, including provisions for secondary suites.

We also welcomed a new project management team and developed more effective communication with our newly elected councillor. I am grateful to have maintained our strong working relationship with the Council and look forward to continuing that.

While 2025 brought progress, it also gave us new challenges. Changes in priorities within government departments required us to change our approach to construction funding. Although this has meant searching for new funding strategies, we remain committed to moving the project forward and are actively pursuing any new opportunities.

I want to thank each of you for navigating through the ups and downs of this journey, and always remaining optimistic and supportive of our mission. We have come so far in the last five years and we should all be incredibly proud of that. This wouldn't be possible without the dedication of this team. It wouldn't be possible for me to continue without the help and support of David. Thank you for giving this project so much of your time, energy, and passion."

- Treasurer's Report and Adoption of Financial Statements
 - Olivia delivers OHA's 2025 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 \$78,000. There was also revenue from our investment income totalling \$8,811.
 - As for expenses, OHA's capital expenditure totalled \$111,125 and included design fees from WF, our energy modelling, and town planning fees.
 - OHA's expense for 2025 staff wages came to \$56,413.
 - At the end of 2025, OHA's account balance shows a profit of \$25,793.
 - Olivia discusses our Statement of Property/Land:

- In 2025, OHA spent \$111,125 in property and equipment; this number comes from our work with Woodford Architecture, our town planning (rezoning), and the energy modelling for the building.
- Overall, our net assets total \$53,250 given that we started the year with \$27,457.
- In 2025, OHA's financial position balances at \$1,350,863.
 - Our assets for 2025 include cash (\$21,322), our investment account (\$377,691), our remaining balance of the HAF grant (\$806,190) and our fixed assets previously mentioned (\$145,027).
 - Our liabilities for 2025 are \$1,152,586 which included our deferred capital grants with the Newcomer Housing Grant and HAF, our HST payable (\$10,547), our remaining \$15,000 from CHTC and our payable to Jakob for accounting services of \$2070.
 - Decision-makers approve and adopt these financial statements for OHA.
- AOB
 - There was no other business introduced or discussed.