CANMORE
COMMUNITY HOUSING

Board of Directors Meeting Minutes
CCH Boardroom – 100, 729 10 Street
July 9th, 2026
3:00 p.m. – 5:00 p.m.

Board Members in Attendance:	Rob Murray	Todd Kunst
	Jeff Mah	Sean Krausert
	Jessie Fonseca	Wade Graham
	Leah Lechelt	Karen Dyberg
Board Members Absent:		
Others in Attendance:	Katherine Plotnick	
	Nichole Abma	
	Whitney Smithers	

1. Call to Order
Leah Lechelt called the meeting to order at 3:00pm

- Motion 2026.074: Moved by Jessie Fonseca to approve the consent agenda and June 25th meeting minutes as amended at 3:02pm

CARRIED

2. Agenda Items

a. Executive Director Update and Introduction: The Executive Director presented an update on progress to date. No motions arose from the presentation.

b. Board Recruitment Strategies: The Board discussed the board recruitment process. No motions arose from the discussion.

c. Board Committees: The Board discussed a form for establishing committees of the board. No motions arose from the discussion.

-Whitney joined the meeting at 3:37pm

- Motion 2026.075: Moved by Karen Dyberg at 3:38 p.m. that the Board move into a closed session to prevent the disclosure of:

- **Section 30(1)(c)(iii)** of the *Access to Information Act* (ATIA), to prevent the disclosure of information related to the Town's negotiating position.

- **Section 29(1)(a)** of the *Access to Information Act* (ATIA), to prevent the disclosure of advice, proposals, recommendations, analyses, or policy options developed by or for the public body, including background factual information and information provided for informational purposes only; and

- **Section 29(1)(g)** of the *Access to Information Act* (ATIA), to prevent the disclosure of information that could reasonably be expected to reveal pending budgetary decisions.

CARRIED

- **Motion 2026.076:** Moved by Jeff Mah to come out of closed session at 5:12pm

CARRIED

d. A New Way Forward for Building Non-Market Ownership Units: In this closed session the board received a proposal for developing non-market ownership units. The following motion arose from the discussion.

-Motion 2026.077: Moved by Sean Krausert that the Board of Directors conceptually supports exploring a new way of building non-market ownership units as presented (subject to confidentiality) and directs the Executive Director to conduct further analysis and work with the Town of Canmore to explore the concept.

CARRIED

e. ICM Traverse Stage 2: In a closed session the board reviewed a proposal for ICM Traverse Stage 2. The following motion arose from the discussion.

-Motion 2026.078: Moved by Karen Dyberg that the Board of Directors authorize the CCH Executive Director to proceed with the proposed partnership with ICM and sign the term sheet on behalf of CCH.

DEFEATED

Next meetings

Next regular scheduled board meeting July 23rd, 2026

3. Meeting Adjournment

- Motion 2026.079: Moved by Rob Murray to adjourn the meeting at 5:23 p.m.

CARRIED

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Additional Notes for Public Awareness:

CCH is steadfast in its commitment to addressing the housing challenges facing our community through innovative, inclusive, and sustainable solutions. Our priority is to balance the immediate housing needs of residents with long-term growth and financial sustainability. Initiatives such as the Palliser Lane project, enhanced digital systems for applicant management, and strategic collaborations with local stakeholders exemplify our forward-thinking approach.

We are dedicated to fostering transparency, inclusivity, and community engagement by providing regular updates on key developments and ensuring our programmes remain accessible to all. The board's ongoing efforts aim to enhance operational efficiency, maximize available resources, and create opportunities for diverse populations within Canmore.

Your feedback is invaluable to shaping our strategies and achieving shared goals. Together, we continue to build a community where housing is equitable and sustainable for current and future generations.

Executive Director

Chair