

## Executive



**PRESIDENT - Glenn Knowles**  
GEM CHOCOLATES  
2029 West 41st Ave V6M 1Y7  
Tel 604-263-9878



**PAST PRESIDENT - Colin Holyk**  
KERRISDALE PHARMACY  
5591 West Blvd V6M 3W6  
Tel 604 261-0333 Fax 604 261-0311



**VICE-PRESIDENT - Sherman Tung**  
EYELAB  
2369 West 41st Ave. V6M 2A3  
Tel 604-260-1166



**TREASURER - Bill Bai**  
CIBC  
2281 West 41st Ave. V6M 1Z8  
Tel 604-257-1177 Ext. 222 Fax 604-257-8099



**SECRETARY - Linda Hudson**  
KERRISDALE CAMERAS  
2170 West 41st Ave. V6M 1Z1  
Tel 604-263-3221

## Kerrisdale Business Association

### 2023-2024 Board of Directors

**Leo Franken**  
THE SPECTACLE SHOPPE  
5683 West Boulevard V6M 3W7  
Tel 604 263-2628

**Danny Goepel**  
COBS BREAD  
2174 West 41st Ave. V6M 1Z1  
Tel 604-261-5383

**Ross Hill**  
HILLS OF KERRISDALE  
2125 West 41st Ave. V6M 1Z6  
Tel 604-266-9177  
Fax 604-266-6834

**Mike Jagger**  
PROVIDENT SECURITY  
& EVENT MANAGEMENT  
400-2309 West 41st Ave. V6M 2A3  
Tel 604-664-1087  
Fax 604-664-7669

**Moshe Mastai**  
MOSHE MASTAI HOLDINGS  
1276 West 26th Ave. V6H 2A9  
Tel 604-805-1255

**Irena Pollak**  
VANCITY  
2380 West 41st Ave. V6M 2A4  
Tel 604-877-7153  
Fax 604-877-7915

**Pierre St. Denis**  
CLASSICS ANTIQUES  
& FINE DÉCOR  
5685 West Blvd. V6M 3W7  
Tel 604-266-9006

**Pamela Tsatouhas**  
ROYAL BANK CANADA  
2208 West 41st Ave. V6M 1Z8  
Tel 604-665-0531



The mandate of the Kerrisdale Business Association is to foster goodwill in the community, promote the business area, contribute towards a safe, well-planned, attractive and friendly environment and to increase the public awareness of Kerrisdale.

Editor: Terri Clark

## KBA Forward Planner

KBA Board Meetings (Members Welcome)	1st Wednesday Monthly
Carnival Days & Parade (Sat. at 10 am)	Friday, April 25 & Saturday, April 26, 2025
Music Under the Clock	Saturdays 12-4 pm in July, August
Free Outdoor Movie at Elm Park	Friday, September 6 (Rain Date: Sept. 7)
Kerrisdale Days	Friday & Saturday, September 6 & 7
Annual General Meeting	Thursday, September 5, 2024 @ The Arbutus Club
October Halloween on Ice – Free Skate	Sunday October 27, 5:30-7 pm
Gliding On Ice – Free Skate	Sunday December 15, 5:30-7 pm
Christmas In Kerrisdale (Saturdays)	December 7, 14, 21 & 23 (Horse & Carriage)

Mark these dates on your calendar and remember to support these popular events through easy-to-participate sponsorship programs from balloons to live entertainment!

Thursday, September 5, 2024  
At 6:30 pm at The Arbutus Club  
Please distribute this AGM notice  
to your Owner/Manager



Kerrisdale Business Association  
Kerrisdale P.O. Tel 604-266-9875  
P.O. Box 18068, Vancouver, BC, V6M 4L3  
[www.kerrisdalevillage.com](http://www.kerrisdalevillage.com)

Twitter: @KerrisdaleKBA  
Facebook.com/KerrisdaleBusinessAssociation  
Instagram.com/KerrisdaleBusinessAssociation

# Kerrisdale Business Association Annual General Meeting

Thursday, September 5,  
2024 at 6:30 pm

Canapes and  
hosted Bar

The Arbutus Club, 2001 Nanton Avenue  
Business Meeting at 7:00 pm

## GUEST SPEAKER

Wade Grant  
Intergovernmental Affairs Officer,  
Musqueam First Nation



## AGENDA ITEMS

Election of Board Members  
Budget Approval 2025-2026  
(NO INCREASE FOR 6 YEARS)

View the **AUDITED STATEMENT** at  
[www.kerrisdalevillage.com](http://www.kerrisdalevillage.com)



Learn More about  
the Kerrisdale Business  
Association

Hear About the  
BIA's Achievements

Get Involved  
With the KBA Board and  
share your good ideas!

## What's in this Package

### What's in this Package

- Notice of Annual General Meeting for Kerrisdale Business Association
- Agenda for the AGM September 5, 2024
- Minutes for the AGM September 7, 2023
- Proposed Budget for April 1, 2025 - March 31, 2026
- Financial Statements for April 1, 2023 - March 31, 2024
- Nominations From the Floor for the KBA Board of Directors
- Membership Application
- Proxy Voting Form
- Forward Planner 2023-2024
- Current Board Members of the Kerrisdale Business Association

## Nomination to the Board of Directors

### Nomination to the Board of Directors

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Status:    Owner             Tenant

Term:        1 Year             2 Years

Bio: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Interests: Security     Beautification     Events/Promotion

                 Welcome Wagon             Finance             Membership

**Seconded by two (2) members of the Kerrisdale Business Association:**

1. \_\_\_\_\_ 2. \_\_\_\_\_

*Signature*

*Phone*

*Signature*

*Phone*

To be considered for nomination, please return by Wednesday, August 28, 2024 to:

**The Kerrisdale Business Association  
Kerrisdale P.O., P.O. Box 18068,  
Vancouver, BC, V6M 4L3**

## Membership Application / Proxy Form

### Membership Application

The following application must be completed annually in order to qualify as a member in good standing of the Kerrisdale Business Association. This will entitle the undersigned to vote at the upcoming Annual General Meeting.

Please complete your form by Wednesday, August 28 and return by mail to Kerrisdale Business Association, Kerrisdale PO; PO Box 18068, Vancouver, BC V6M 4L3; Or email to: terriclark@telus.net

Company/Business: \_\_\_\_\_

Business Tenant  Property Owner

Property Address: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Position: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Website: \_\_\_\_\_

Signature: \_\_\_\_\_

### Proxy Form

The undersigned, being a member in good standing of the Kerrisdale Business Association, hereby appoints the following person \_\_\_\_\_ of \_\_\_\_\_ or, failing him/her, \_\_\_\_\_ of \_\_\_\_\_ as proxy holder, to attend, act and vote on behalf of \_\_\_\_\_ at the Annual General Meeting of the Kerrisdale Business Association, to be held on September 5, 2024 and any adjournment thereof.

Member Name: \_\_\_\_\_ Business: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Note: Every member has a right to appoint a proxy holder to attend, act and vote for him/her at the Annual General Meeting of the Kerrisdale Business Association.

## Agenda

### Kerrisdale Business Association Annual General Meeting

September 5, 2024

Meeting 7:00 pm, The Arbutus Club

1. Adoption of Minutes September 7, 2023 Annual General Meeting
2. Glenn Knowles, KBA President – Welcome
3. KBA Coordinator’s Report
4. Budget Process Explained – Bill Bai
5. Budget Approval 2025-2026 – Bill Bai
6. Presentation of Auditor’s Report – Bill Bai
7. Appointment of Auditor – Glenn Knowles
8. Board of Directors Approved – Nominations from the Floor
 

Leo Franken	Bill Bai	Mike Jagger
Colin Holyk	Moshe Mastai	Ross Hill
Pamela Tsatouhas	Pierre St. Denis	Sherman Tung
Irena Pollak	Linda Hudson	Danny Goepel
Glenn Knowles		
9. New Business – Glenn Knowles
10. Speaker – Wade Grant, Intergovernmental Affairs Officer, Musqueam First Nation
11. Adjournment



## Proposed Budget 2026 - April 1, 2025 to March 31, 2026

	Actual - Audited March 31, 2024	Adjusted 5 year plan Budget March 31, 2025	5 Year Plan Budget March 31, 2026
<b>REVENUE</b>			
<b>Levy Revenue</b>			
Business Improvement Association Levy	\$365,000	\$365,000	\$365,000
<b>Non Levy Revenue</b>			
Graffiti Abatement Grant	10,000	10,000	
Interest income			2,000
Fundraising - Carnival Days			1,500
Fundraising - Kerrisdale Days			
<b>Total Revenue</b>	<b>375,000</b>	<b>375,000</b>	<b>368,500</b>
<b>EXPENSES</b>			
<b>Promotion</b>			
<b>Marketing &amp; Advertising</b>			
Advertising	34,581	25,000	50,000
Banners	60,584	24,000	27,000
Newsletter	1,379	1,300	2,100
Posters	9,446	8,000	7,700
Signage	4,269	3,000	3,200
Website	179	180	2,000
	110,438	61,480	92,000
<b>Events</b>			
Carnival Days	16,812	16,500	20,000
Kerrisdale Days	24,611	25,000	30,000
Music Under the Clock	6,637	6,500	6,500
Christmas Event	27,199	23,000	25,000
Christmas Lights Storage & Installation	26,512	26,000	
Free Skate	3,833	2,300	4,500
Donations and other events			
	105,604	99,300	86,000
<b>Total Promotion</b>	<b>216,042</b>	<b>160,780</b>	<b>178,000</b>
<b>Placemaking</b>			
<b>Maintenance &amp; Beautification</b>			
Cleanup & Maintenance	18,916	15,000	16,500
Donations	5,000		
Graffiti Removal - levy expense	2,500	2,500	
Graffiti Abatement Grant - non-levy expense	1,077	10,000	
Landscaping & Gardens	17,604	15,000	23,500
Water & Energy			2,000
<b>Total Placemaking</b>	<b>45,097</b>	<b>42,500</b>	<b>42,000</b>
<b>Community Safety</b>			
	112,496	118,000	100,000
<b>Governance and Administration</b>			
<b>Governance</b>			
Meetings & AGM	7,534	5,500	5,500
<b>Administration</b>			
Coordinator	35,000	35,000	30,000
Clerical support	3,000	3,000	2,600
Insurance	2,995	3,000	2,700
Telephone	2,214	2,100	2,700
Office supplies	623	700	1,200
WorkSafe	221	200	100
	44,053	44,000	39,300
<b>Legal and Accounting</b>			
Accounting and Legal	4,920	4,920	5,700
Audit	5,125	5,400	4,500
	10,045	10,320	10,200
<b>Total Governance and Administration</b>	<b>61,632</b>	<b>59,820</b>	<b>55,000</b>
<b>Total Expense</b>	<b>435,267</b>	<b>381,100</b>	<b>375,000</b>
<b>Net Income (Loss) before Capital Projects</b>	<b>(60,267)</b>	<b>(6,100)</b>	<b>(6,500)</b>
<b>Capital Project - teak benches</b>	<b>(17,124)</b>		
<b>Surplus (Deficiency) of Revenue Over Expenses For the Year</b>	<b>(\$77,391)</b>	<b>(\$6,100)</b>	<b>(\$6,500)</b>
<b>Net Assets - End of year - BIA Fund</b>	<b>\$127,443</b>		
<b>Net Assets - End of year - General Fund (non-levy)</b>	<b>\$29,933</b>		

## Minutes from Annual General Meeting 2023

### Kerrisdale Business Association Annual General Meeting September 7, 2023, The Arbutus Club, 7:00 pm

**Present:** Bill Bai (CIBC), Ming Leung (CIBC), Jason Zhang (CIBC), S. Bo (CIBC), Dixon Perry (CIBC), Jean Turner (KBA), J. Marco (Southland Dental), Terri Clark (KBA), Perrie St. Denis (Pierre's Antiques), Robin Fan (Canada Golden Holdings), Ross Hill (Hill's), Michael Uty, Bo Ng, Mabel Forero (Forero's), Danny Dowling (The Spectacle Shoppe), Howard Chow (Guest), Moshe Masta (Realty), Betty Au (Chef Hung), Glenn Knowles (GEM Chocolates), F. Shahban (Monaliza's) Dr. Shahban (Monoliza's), K. Jihangir (Provident), A. Khanna (Provident), P. To (RBC), Colin Holyk (Kerrisdale Pharmacy), Ester Jian (Edward Jones), Felicity Webb (F. Webb), C. Palla (PALLA Media), Mr. Schienger (Pierre's Antiques), Josephone Hellschlienger (Pierre's Antiques), Paul Sieggers (City of Vancouver), Erin Wyder (Secret Garden), Kathy Wyder (Secret Garden), Peter Clark (Guest), Y. Ding, D. Aloinsky (Buchan's), Cathy Desingaro (Buchan's), Serge Vasilyev (Buchan's), Sarah Artuso (Moore's Bakery), Proxy Votes: Sherman Tung, Eye Lab, Linda Hudson Kerrisdale Camera, Danny Goepel, Cobs Bread, Mike Jagger, Provident, Irene Pollak, VanCity, Kim, Hagers Books, John Dean, Engel & Völkers, Kenji Asami (Tokyo Hair).

Glenn Knowles, KBA President, acted as host and master of ceremonies and welcomed the KBA membership to the Annual General Meeting. Glenn thanked the entire Board for their invaluable assistance throughout the year and reminded members that they are always welcome at our monthly Meetings.

#### Adoption of Minutes

September 8th, 2022 Annual General Meeting *moved by Glenn Knowles and seconded by Moshe Mastai; passed unanimously.*

#### President's Report

Glenn Knowles commented on this being the year that we really came back from the pandemic and emphasized how well the Village has fared despite many obstacles. He stated again that we are the only BIA in Vancouver that has a no increase budget over our five year mandate. Glenn mentioned a current Totem Welcome Figure we are trying to move forward on in a location by the north Welcome sign. He also touched on the COV's proposal to reorient the current greenway path at the intersection of West 41st and the Boulevards. In addition, he gave special praise to the KBA Board of Directors (asked them all to stand) who juggle their work responsibilities with volunteer community duties for the betterment of the Village of Kerrisdale. Glenn also pointed out the dedication of those who help make the KBA run smoothly through beautification, clerical assistance, graphics work, accounting, social media and security.

#### KBA Coordinator's Report

Terri Clark touched on all the achievements of the Kerrisdale Business Association through its beautification and numerous publications that featured slightly slimmed down promotions urging people to enjoy and shop in Kerrisdale. Four additional Christmas motif lights in 2022 further illuminated the high street. Village patios were again popular having been streamlined for permitting. We just finished a stellar, summer Saturday *Music Under the Clock* program which was received with enthusiasm. This weekend we will once again offer our *Free Movie at Elm Park and Kerrisdale Days* with bands, singing quartets and the popular horse & carriage ride. We look forward to a bustling fall and holiday season.

#### Budget Process Explained

Glenn Knowles explained the budgeting process. He thanked our Accountant Felicity Webb. Tonight we will consider our upcoming budget.

#### Budget Approval for 2024-2025

Bill Bai, KBA Treasurer, *moved that the 2024-2025 Budget of \$365,000 be approved. Seconded by Moshe Mastai and passed unanimously.*

#### Presentation of Auditor's Report

Glenn Knowles presented the auditor's report of the KBA Financial Statements for the year ending March 31st, 2023 as produced by Campbell, Saunders & Company. *Moved by Glenn Knowles and seconded by Bill Bai to accept and approve the Auditor's Report; Passed unanimously.*

#### Appointment of Auditor

Glenn Knowles asked that the KBA members to appoint Campbell Saunders for the coming year. *Moved by Glenn Knowles and seconded by Bill Bai to appoint Campbell, Saunders & Company as next year's auditor; Passed unanimously.*

#### Board of Directors Approved

*Moved by Glenn Knowles and seconded by Colin Holyk to accept the list of Board of Directors for the year 2022-2023; Passed unanimously.*

Leo Franken	Irena Pollack	Mike Jagger
Colin Holyk	Moshe Mastai	Danny Goepel
Pierre St. Denis	Bill Bai	Ross Hill
Glenn Knowles	Pamela Tsatouhas	Sherman Tung
		Linda Hudson

#### Guest Speaker

Howard Chow, Deputy Chief of Police

#### Adjournment

Glenn Knowles *moved a motion to adjourn the AGM meeting which was Seconded by Colin Holyk. Passed unanimously.*