

Executive



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



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



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

2025-2026 Board of Directors

Leo Franken
THE SPECTACLE SHOPPE
5683 West Blvd. V6M 3W7
Tel 604 263-2628

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

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

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

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

Sharon Lee
KERRISDALE HAIR BAR
5665 West Boulevard V6M 3W6
Tel 604-559-8895



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
Music Under the Clock	Saturdays 12 - 4 pm July, August
Free Outdoor Movie at Elm Park	Friday, September 11 (Rain Sept. 12)
Kerrisdale Days	Friday & Saturday, September 11& 12
Annual General Meeting	Thurs, September 10, 2026 @ The Arbutus Club 6:30 pm
October Halloween On Ice – Free Skate	Sunday, October 25, 5:30 - 7 pm
Gliding On Ice – Free Skate	Sunday, December 13, 5:30 - 7 pm
Christmas In Kerrisdale (Saturdays)	December 5, 12, 19 & 23 (Horse & Carriage)
Family Day – Free Skate	February 14, 2027 at Kerrisdale Arena

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 10, 2026
At 6:30 pm at The Arbutus Club
Please distribute this AGM notice
to your Owner/Manager



Kerrisdale Business Association
Annual General Meeting

Thursday, September 10,
2026 at 6:30 pm

Canapes and
a Hosted Bar

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

Special Speaker
Rebecca Bligh,
City Councilor and
Mayoralty Candidate
for Vote Vancouver



Agenda Items
Election of Board Members
Budget Approval 2027-2028

View the Audited Statement at
www.kerrisdalevillage.com

Kerrisdale Business Association
Kerrisdale P.O. Tel 604 266-9875
P.O. Box 18068, Vancouver, BC, V6M 4L3
www.kerrisdalevillage.com
Twitter: @KerrisdaleKBA
Facebook.com/KerrisdaleBusinessAssociation



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

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 Friday, September 4, 2026 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 Friday, September 4 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 10, 2026 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 10, 2026
Cocktails 6:30 pm, Meeting 7:00 pm

- 1. Adoption of Minutes September 4, 2025 Annual General Meeting
- 2. Pamela Tsatouhas, KBA President - Welcome
- 3. KBA Coordinator’s Report
- 4. Budget Process Explained - Bill Bai
- 5. Budget Approval 2027-2028 - Bill Bai
- 6. Presentation of Auditor’s Report - Bill Bai
- 7. Appointment of Auditor - Pamela Tsatouhas
- 8. Board of Directors Approved - Nominations from the Floor
 - Leo Franken
 - Colin Holyk
 - Pamela Tsatouhas
 - Irena Pollak
 - Glenn Knowles
 - Bill Bai
 - Moshe Mastai
 - Sharon Lee
 - Pierre St. Denis
 - Linda Hudson
 - Mike Jagger
 - Ross Hill
 - Sherman Tung
 - Danny Goepel
- 9. New Business - Pamela Tsatouhas
- 10. Speaker - Rebecca Bligh, City Councilor, Mayoralty Candidate, Vote Vancouver
- 11. Adjournment

Proposed Budget 2028 - April 1, 2027 to March 31, 2028

	Actual - Audited March 31, 2026	Adjusted 5 Year Plan Budget March 31, 2027	5 Year Plan Budget March 31, 2028
REVENUE			
Levy Revenue			
Business Improvement Association Levy	\$365,000	\$383,000	\$390,500
Non Levy Revenue			
Graffiti Abatement Grant	10,000	10,000	10,000
Interest income			
Fundraising - Carnival Days			
Fundraising - Kerrisdale Days			
Total Revenue	375,000	393,000	400,500
EXPENSES			
Promotion			
Marketing & Advertising			
Advertising	39,233	35,200	35,900
Banners	26,033	9,300	31,200
Newsletter	2,078	3,100	3,160
Posters	9,229	8,200	8,360
Signage	3,310	4,000	4,080
Website	0	0	0
	79,883	59,800	82,700
Events			
Carnival Days	17,511	17,340	17,690
Kerrisdale Days	26,531	27,540	28,090
Music Under the Clock	6,459	6,630	6,760
Christmas Event	28,835	28,560	29,130
Christmas Lights Storage & Installation	21,011	21,420	21,850
Free Skate	3,997	3,570	3,640
Donations and other events	800	0	
	105,144	105,060	107,160
Total Promotion	185,027	164,860	189,860
Placemaking			
Maintenance & Beautification			
Cleanup & Maintenance	7,520	19,760	20,160
Donations	0	5,000	5,000
Graffiti Removal - levy expense	2,033	2,500	2,500
Graffiti Abatement Grant - non-levy expense	0	10,000	10,000
Landscaping & Gardens	11,884	12,750	13,010
Water & Energy			0
Total Placemaking	21,437	50,010	50,670
Community Safety			
	86,798	87,360	89,110
Governance and Administration			
Governance			
Meetings & AGM	9,214	8,030	8,190
Administration			
Coordinator	46,125	48,000	48,000
Clerical support	3,000	3,120	3,180
Insurance	3,626	3,750	3,820
Telephone	1,982	2,130	2,170
Office supplies	853	680	690
WorkSafe	276	320	330
	55,862	58,000	58,190
Legal and Accounting			
Accounting and Legal	4,920	5,120	5,220
Audit	8,714	5,750	5,860
	13,634	10,870	11,080
Total Governance and Administration	78,710	76,900	77,460
Total Expense	371,972	379,130	407,100
Net Income (Loss) before Capital Projects	3,028	13,870	(6,600)
Capital Project - teak benches			
	(5,771)	(5,770)	0
Surplus (Deficiency) of Revenue Over Expenses For the Year			
	(\$2,743)	\$8,100	(\$6,600)
Net Assets - End of year - BIA Fund			
	\$103,790		
Net Assets - End of year - General Fund (non-levy)			
	\$48,966		

View Audited Statements at www.kerrisdalevillage.com - click the AGM link on the Home Page

Minutes from Annual General Meeting 2025

Kerrisdale Business Association
Annual General Meeting
September 4, 2025, The Arbutus Club, 7:00 pm

Present:

Bill Bai (CIBC), T. Clark (KBA), Rachel Hill (RN Hill CRA Group), David Hill (RN HillCRA Group), Colin Holyk (Kerrisdale Pharmacy), Brian Lin (City of Vancouver), Kieth Jihang(Provident Security), Christine Wa (CIBC), Eli Fajt, Pierre St. Denis (Pierre's Antiques), Kelvin Yip (Mathconcept), I. Albin (Buchanan), Avril Carey, Sarah Artuso (Moore's), Glenn Knowles (GemChocolates), Wade Grant (Guest), Pauline Zhang (CIBC), Ming Leung (CIBC), Jean Turner(KBA), Siobian Smith (City of Vancouver), Felicity Webb (KBA), Sharon Lee (KBA), Mabel Forero(Forero's), Walley Wargolet, Rebecca Bligh (City of Vancouver), Irena Pollak (VanCity), ShermanTung (EyeLab), Pamela Tsatouhas (KBA), Pamela (RBC), Michal Jagger (Provident), Linda Hudson (Kerrisdale Cameras), Dixon King (CIBC), Milton Lu (CIBC) Peter Clark (Guest), David Downing (Spectacle Shoppe), Leo Franken, (Spectacle Shoppe).

Pamela Tsatouhas, KBA President, acted as host and master of ceremonies and welcomed the KBA membership to the Annual General Meeting. Pamela 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 5th, 2024 Annual General Meeting ***moved by Glenn Knowles and seconded by Moshe Mastai; passed unanimously.***

President's Report

Pamela commented on all the diverse Kerrisdale businesses that have made it a thriving business district for the past 120 years. She also touched base on the fact that of all the City BIAs, ours has had the least vacancies over the past year which is a great achievement in these uncertain economic times. Pamela explained that not having has an annual increase in fees for seven years a modest one has been proposed to see us through our 2026-2031 mandate. In addition, she 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. Pamela 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 Terri Clark was singled out for special recognition during her 26 years of service.

KBA Coordinator's Report

Terri Clark touched on all the achievements of the Kerrisdale Business Association through its beautification and numerous publications that featured promotions urging people to enjoy and shop in Kerrisdale. Four additional Christmas motif lights in winter 2024/2025 further illuminated the high street. Village patios were again popular having been streamlined for permitting. We offered 3 free skating events at our local arena and with unspent pandemic funds have commissioned Musqueam artist Chris Sparrow to carve a Welcome Figure as part of the reconstruction of the Arbutus Greenway at West 41st Avenue. Parking meters were removed in the BIA and many more bike racks installed. 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. Terri also praised the KBA Board for their wisdom and unfailing support.

Budget Process Explained

KBA Treasurer explained the budgeting process. He thanked our Accountant Felicity Webb. Tonight we will consider our Five Year Renewal upcoming budget for 2026-2027.

Budget Approval for Five Year Mandate Renewal (\$1,991,500)

Sherman Tung, moved that the 2026-2031 Budget Ceiling be approved. Seconded by Moshe Mastai and passed unanimously.

Budget Approval for 2026-2027

Colin Holyk moved that the 2026-2027 Budget of \$383,000 be approved. Seconded by Leo Franken and passed unanimously.

Presentation of Auditor's Report

Bill Bai, Treasurer, presented the auditor's report of the KBA Financial Statements for the year ending March 31st, 2025 as produced by Rachel Hill & Associates. ***Moved by Glenn Knowles and seconded by Leo Franken to accept and approve the Auditor's Report; Passed unanimously.***

Appointment of Auditor

Pamela Tsatouhas asked that the KBA members to appoint Rachel Hill & Associates for the coming year. ***Moved by Glenn Knowles and seconded by Irena Pollak to appoint Rachel Hill & Associates as next year's auditor; Passed unanimously.***

Board of Directors Approved

Moved by Pamela Tsatouhas and seconded by Sherman Tung to accept the list of Board of Directors for the year 2025-2026; Passed unanimously.

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

Guest Speaker

Wade Grant, Member of Parliament for Vancouver Quadra

Adjournment

Mike Jagger ***moved a motion to adjourn the AGM meeting which was Seconded by Linda Hudson. Passed unanimously.***