

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

2022-2023 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
HILL'S 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



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 28 & Saturday, April 29
Music Under the Clock	Saturdays 12-4 pm – July, August
Free Outdoor Movie at Elm Park	Friday, September 8 (Rain date Sept. 9)
Kerrisdale Days	Friday & Saturday, September 8 & 9
Annual General Meeting	Thursday, September 7, 2023 at The Arbutus Club
October Halloween on Ice – Free Skate	Sunday, October 29, 5:30-7 pm
Gliding On Ice – Free Skate	Sunday, December 17, 5:30-7 pm
Christmas In Kerrisdale (Saturdays)	December 9, 16 & 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 7, 2023
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

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

Kerrisdale Business Association
Annual General Meeting

Thursday, September 7,
2023 at 6:30 pm

Canapes and
hosted Bar

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



GUEST SPEAKER
Howard Chow,
Deputy Chief
of Police

View the Audited Statement at
www.kerrisdalevillage.com

AGENDA ITEMS
Election of Board Members
Budget Approval 2024-2025
(NO INCREASE)



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 7, 2023
- Minutes for the AGM September 8, 2022
- Proposed Budget for April 1, 2024 - March 31, 2025
- Financial Statements for April 1, 2022 - March 31, 2023
- Nominations From the Floor for the KBA Board of Directors
- Membership Application
- Proxy Voting Form
- Forward Planner 2023
- 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 23, 2023 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 23 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 7, 2023 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 7, 2023
Meeting 7:00 pm, The Arbutus Club

- 1. Adoption of Minutes September 8, 2022 Annual General Meeting
- 2. Glenn Knowles, KBA President – Welcome
- 3. KBA Coordinator’s Report
- 4. Budget Process Explained – Bill Bai
- 5. Budget Approval 2024-2025 – 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 Ross Hill
 - Colin Holyk Moshe Mastai Sherman Tung
 - Pamela Tsatouhas Pierre St. Denis Danny Goepel
 - Irena Pollak Linda Hudson
 - Glenn Knowles Mike Jagger
- 9. New Business – Glenn Knowles
- 10. Speaker – Howard Chow, Deputy Chief of Police
- 11. Adjournment

Proposed Budget 2025 - April 1, 2024 to March 31, 2025

	Actual - Audited March 31, 2023	Adjusted 5 year plan Budget March 31, 2024	5 Year Plan Budget March 31, 2025
REVENUE			
Levy Revenue			
Business Improvement Association Levy	\$365,000	\$365,000	\$365,000
Non Levy Revenue			
Graffiti Abatement Grant	10,000	10,000	
Interest income			
Donation for teak bench capital project below	4,000		
Fundraising - Carnival Days			2,000
Fundraising - Kerrisdale Days			1,500
Total Revenue	379,000	375,000	368,500
EXPENSES			
Promotion			
Marketing & Advertising			
Advertising	29,686	31,000	50,000
Banners*	9,977	26,700	27,000
Newsletter	1,523	1,500	2,100
Posters	7,624	8,000	7,700
Signage	4,000	4,000	3,200
Website	883	900	2,000
	53,693	72,100	92,000
Events *			
Carnival Days	13,199	16,800	20,000
Kerrisdale Days	23,233	23,500	30,000
Music Under the Clock	7,860	8,000	6,500
Christmas Event	25,355	25,500	25,000
Christmas Lights Storage & Installation	17,016	17,500	
Free Skate	2,700	3,000	4,500
Donations and other events	800		
	90,163	94,300	86,000
Total Promotion	143,856	166,400	178,000
Placemaking			
Maintenance & Beautification*			
Cleanup & Maintenance	14,674	15,000	16,500
Donations	1,000		
Graffiti removal - levy expense		2,500	
Graffiti Abatement Grant - non-levy expense	6,846	10,000	
Landscaping & Gardens	10,839	11,000	23,500
Water & energy		500	2,000
Total Placemaking	33,359	39,000	42,000
Community Safety*			
	98,605	112,167	100,000
Governance and Administration			
Governance			
Meetings & AGM	6,762	6,750	5,500
Administration			
Coordinator	30,000	35,000	30,000
Clerical support	3,000	3,000	2,500
Insurance	2,853	2,995	2,600
Telephone	1,888	2,100	2,600
Office supplies	908	1,000	1,200
WorkSafe	149	150	100
	38,798	44,245	39,000
Legal and Accounting			
Accounting and Legal	5,330	4,920	5,600
Audit	4,715	4,818	4,500
	10,045	9,738	10,100
Total Governance and Administration	55,605	60,733	54,600
Total Expense	331,425	378,300	374,600
Net Income (Loss) before Capital Projects	47,575	(3,300)	(6,100)
Capital Project excluding teak bench donation above	(9,956)		
Surplus (deficiency) of Revenue Over Expenses For the Year	\$37,619	(\$3,300)	(\$6,100)
* Due to COVID-19 safety restrictions, some activities were reduced during the year resulting in a surplus for the year ended March 31, 2023			
Net Assets - End of year - BIA Fund	\$213,757		
Net Assets - End of year - General Fund (non-levy)	\$21,010		

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

Minutes from Annual General Meeting 2022

Kerrisdale Business Association
Annual General Meeting
September 8, 2022, The Arbutus Club, 7:00 pm

Present: T. Clark - KBA, Jean Turner- KBA, P. Clark - Guest, Justin Lin - CIBC, Ming Leung - CIBC, Jason Zheng - CIBC, Mike Jagger - Provident, Pierre St, Denis - Pierre's Antiques, David Carlin - Pierre's Antiques, John Lewis - Kerrisdale Bootery , David Dowling - The Spectacle Shoppe, Robert Miller - The Spectacle Shoppe, Came Simonson - The Spectacle Shoppe, Kathy McKay - Kerrisdale Comm. Centre Society, Jimmy Young - CIBC, F. Webb - F. Webb CPA, Eleanor Shapter - VPL Kerrisdale, Mabel Forero - Forero, Glenn Knowles - GEM Chocolates, Ester Tian, Moshe Masta - Realty, Sherman Tung - Eyselab, A Zhen - Eyselab, Tina Lin - Eyselab, Theresa Tai - Eyselab, B. Li - Eyselab, Linda Hudson - Kerrisdale Camera, Colin Holyk - Kerrisdale Pharmacy, Peter Vaisbord - COV, S. Artuso - Moore's Bakery, Ken Sim – Speaker, Rebecca Bligh- City Councilor

Adoption of Minutes

September 9th, 2021 Annual General Meeting *moved by Glenn Knowles and seconded by Sherman Tung; passed unanimously.*

President's Report

Glenn Knowles commented on this being the year that we're coming out of 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 touched on two donations that the KBA made this year including \$1000 to Mission Possible who do micro cleaning in the KBA and \$5000 to an indigenous art project still in the works at Magee Secondary School. He also 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. In addition, he pointed out the dedication of those who help make the KBA run smoothly through beautification, clerical assistance, graphics work, accounting 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. Eight additional Christmas motif lights in 2021 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 recently retired Janet Livingstone for her 17year dedication in accounting and welcomed our new accountant Felicity Webb. Tonight we will consider our upcoming budget.

Budget Approval for 2023-2024

Glenn Knowles moved that the 2023-2024 Budget of \$365,000 be approved. Seconded by Colin Holyk 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, 2022 as produced by Campbell, Saunders & Company. *Moved by Glenn Knowles and seconded by Moshe Mastai 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 Pierre St Denis to appoint Campbell, Saunders & Company as next year's auditor; Passed unanimously.*

Board of Directors Approved

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

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

Guest Speaker

Ken Sim, ABC Party Mayoralty Candidate

Adjournment

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