

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

2024-2025 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



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 Tuesday, Monthly
Music Under the Clock	Saturdays 12-4pm July, August
Free Outdoor Movie @ Elm Park	Friday, September 5 (Rain Sept. 6)
Kerrisdale Days	Friday & Saturday, September 5 & 6
Annual General Meeting	Thursday, September 4, 2025 @ The Arbutus Club
October Halloween on Ice – Free Skate	Sunday, October 26, 5:30-7pm
Gliding On Ice – Free Skate	Sunday, December 14, 5:30-7pm
Christmas In Kerrisdale (Saturdays)	December 6, 13, 20 & 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 4, 2025  
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 4,  
2025 at 6:30 pm

Canapes and  
hosted Bar

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

GUEST SPEAKER

Wade Grant  
Member of Parliament  
for Vancouver Quadra



AGENDA ITEMS

Election of Board Members  
Budget Approval 2026-2031  
Budget Approval 2026-2027

View the **AUDITED STATEMENT** at  
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 4, 2025
- Minutes for the AGM September 5, 2024
- Proposed Renewal Budget for April 1, 2026 - March 31, 2031
- Proposed Budget for April 1, 2026 - March 31, 2027
- Financial Statements for April 1, 2024 - March 31, 2025
- Nominations From the Floor for the KBA Board of Directors
- Membership Application
- Proxy Voting Form
- Forward Planner 2025
- 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 Monday, August 25, 2025 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 Monday, August 25 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 4, 2025 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 4, 2025  
Meeting 7:00 pm, The Arbutus Club

- 1. Adoption of Minutes September 4, 2024 Annual General Meeting
- 2. Pamela Tsatouhas, KBA President – Welcome
- 3. KBA Coordinator’s Report
- 4. Budget Process Explained – Bill Bai
- 5. Budget Renewal Approval 2026-2031 – Bill Bai
- 6. Budget Approval 2026-2027 – Bill Bai
- 7. Presentation of Auditor’s Report – Bill Bai
- 8. Appointment of Auditor – Pamela Tsatouhas
- 9. Board of Directors Approved – Nominations from the Floor
  - Leo Franken
  - Colin Holyk
  - Pamela Tsatouhas
  - Irena Pollak
  - Glenn Knowles
  - Bill Bai
  - Moshe Mastai
  - Pierre St. Denis
  - Linda Hudson
  - Mike Jagger
  - Ross Hill
  - Sherman Tung
  - Danny Goepel
- 10. New Business – Pamela Tsatouhas
- 11. Speaker – Wade Grant, Member of Parliament for Vancouver Quadra
- 12. Adjournment



Proposed Renewal Budget 2026-2031 (Including April 1, 2026 - March 31, 2027 Budget)

Kerrisdale Business Association 5 Year Plan for the Period Ending March 31, 2031  
Income Statements for the Years Ended March 31

	March 31/27	March 31/28	March 31/29	March 31/30	March 31/31
REVENUE					
Levy Revenue					
Business Improvement Ass'n Levy	383,000	390,500	398,000	406,000	414,000
Non Levy Revenue					
Graffiti Abatement Grant	10,000	10,000	10,000	10,000	10,000
TOTAL REVENUE	393,000	400,500	408,000	416,000	424,000
EXPENSES					
PROMOTION					
Marketing & Advertising					
Advertising	35,200	35,900	36,620	37,330	38,050
Banners	15,300	31,200	15,900	32,410	16,510
Newsletter	3,100	3,160	3,220	3,290	3,360
Posters	8,200	8,360	8,530	8,700	8,870
Signage	4,000	4,080	4,160	4,240	4,320
Total Marketing & Advertising	65,800	82,700	68,430	85,970	71,110
Events					
Carnival Days	17,340	17,690	18,040	18,400	18,770
Kerrisdale Days	27,540	28,090	28,650	29,220	29,800
Music Under the Clock	6,630	6,760	6,900	7,040	7,180
Christmas Event	28,560	29,130	29,710	30,300	30,910
Christmas Lights Storage & Installation	21,420	21,850	22,290	22,740	23,200
Free Skate	3,570	3,640	3,710	3,780	3,860
Total Events	105,060	107,160	109,300	111,480	113,720
TOTAL PROMOTION	170,860	189,860	177,730	197,450	184,830
PLACE MAKING					
Maintenance & Beautification					
Cleanup & Maintenance	19,760	20,160	20,560	20,980	21,400
Donations	5,000	5,000	5,000	5,000	5,000
Graffiti Removal - levy funded	2,500	2,500	2,500	2,500	2,500
Graffiti Abatement Grant - non levy funded	10,000	10,000	10,000	10,000	10,000
Landscaping & Gardens	12,750	13,010	13,270	13,540	13,810
TOTAL PLACE MAKING	50,010	50,670	51,330	52,020	52,710
COMMUNITY SAFETY	87,360	89,110	90,890	92,710	94,560
GOVERNANCE & ADMINISTRATION					
Governance					
Meetings & AGM	8,030	8,190	8,350	8,520	8,690
Administration					
Coordinator	42,000	48,000	48,960	49,940	50,900
Clerical Support	3,120	3,180	3,250	3,320	3,390
Insurance	3,750	3,820	3,900	3,980	4,060
Telephone	2,130	2,170	2,200	2,250	2,300
Office & Supplies	680	690	700	710	720
WorkSafe (WCB)	320	330	340	350	360
Total Administration	52,000	58,190	59,350	60,550	61,730
Legal & Accounting					
Accounting	5,120	5,220	5,330	5,440	5,550
Audit	5,750	5,860	5,980	6,110	6,230
Total Legal & Accounting	10,870	11,080	11,310	11,550	11,780
TOTAL GOVERNANCE & ADMINISTRATION	70,900	77,460	79,010	80,620	82,200
TOTAL EXPENSE	379,130	407,100	398,960	422,800	414,300
NET INCOME BEFORE CAPITAL PROJECTS	13,870	-6,600	9,040	-6,800	9,700
CAPITAL PROJECTS	5,770	0	5,940	0	6,100
SURPLUS (DEFICIENCY) OF REVENUE OVER EXPENSES	8,100	-6,600	3,100	-6,800	3,600
Mar 31/2026 EST					
Cash on hand - March 31 (Contingency Fund)	\$62,000	70,100	63,500	66,600	59,800
					63,400

View Audited Statements at [www.kerrisdalevillage.com](http://www.kerrisdalevillage.com) - click the AGM link on the website home page

Minutes from Annual General Meeting 2024

Kerrisdale Business Association  
Annual General Meeting  
September 5, 2024, The Arbutus Club, 7:00 pm

**Present:** Bill Bai (CIBC); David Downing (Spectacle Shoppe), Ming Leung (Property Owner, Grace Chen (CIBC),Terri Clark (Coordinator), Jean Turner (KBA), Pamela Tsatouhas (RBC), Natasha Woodhouse, Colin Holyk (Kerrisdale Pharmacy, Pierre St Denis (Pierre's Antiques), Henry Yong (Pexim Enterprise), Barb Warren, Sherman Tung (Eyelab), Moshe Masti (Property Owner), Con Dedregato (Buchans), Serge Vasilyw, M Li (academy of Modern Art), Ross Hill, (Hills), Mike Jagger (Provident Security), Gabriele Osorio Feres (Spectacle Shoppe),Zhar Moynihan, Elaine Lin (A Pass Education Group), Norman Gee, A Pass Education Group), John Lewis (Kerrisdale Bootery), Mimi Cheung (Gem Chocolates), Glenn Knowles (Gem Chocolates), Naythan Mac (Gem Chocolates),Linda Hudson (Kerrisdale Cameras), Graeme Jones (COV), Pauline Zhang (CIBC), Rob Kroondyk (Moore's Bakery), Sarah Artuso Moore's Bakery), Iryna Aloinsky (Buchans), Hugo Ozeki, Tracy Jong (QE Homes), Kathy McKay (Kerrisdale Community Centre), Christina Wilton (Kerrisdale Pharmacy), Rebecca Bligh (COV Councillor), Felicity Webb (KBA Accountant).

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 7th, 2023 Annual General Meeting *moved by Moshe Mastai and seconded by Pamela Tsatouhas; 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 the COV's plan 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 promotions urging people to enjoy and shop in Kerrisdale. Six additional Christmas motif lights in winter 2023/2024 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 made a \$5,000 donation to the Kerrisdale Community Centre Association for their daily highly subsidized Senior's lunch Program. Parking meters are being 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.

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 2025-2026

Bill Bai, KBA Treasurer, *moved that the 2025-2026 Budget of \$365,000 be approved. Seconded by Colin Holyk 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, 2024 as produced by Campbell, Saunders & Company. *Moved by Bill Bai and seconded by Glenn Knowles 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 Moshe Mastai to appoint Campbell, Saunders & Company as next year's auditor; Passed unanimously.*

Board of Directors Approved

*Moved by Pamela Tsatouhas and seconded by Bill Bai to accept the list of Board of Directors for the year 2004-2005; 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

Guest Speaker

Rebecca Bligh, City Councillor

Adjournment

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