

**MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN KAS 2662
PEMBERTON VALLEY LODGE**

HELD: Monday, October 4, 2004 at 7:00 p.m., at the Holiday Inn, 1110 Howe Street, Vancouver, B.C.

PRESENT: The owners of Strata Plan KAS 2662 “ The Pemberton Valley Lodge” as per the registration sheet.
Bill Cuthbert.....Whistler Resort Management.

The meeting was called to order at 7:00 pm after it was ascertained that a quorum was present in person or by proxy. Bill Cuthbert, chaired the meeting.

1.0 Introduction of Guests:

Atlific Hotels & Resorts

Robert Leoppky, western regional manager for Atlific Hotels & Resorts, introduced the management team that have been contracted to market and manage the rental pool for “ The Pemberton Valley Lodge”. He outlined that Atlific is a national hotel and lodge management group, operating coast to coast. Introduced and outlining their general responsibilities were; Jamal Kamji- Accounting; Arlene Ray-Marketing and Sales; and David Mackenzie- on site Lodge manager.

Skymount Properties:

Guy Young, Skymount Properties, the developer of Pemberton Valley Lodge, thanked the owners for attending this first meeting. He outlined the developments progress to date and expressed his appreciation to those who have invested in the project.

Lane Sweeting, the construction contractor of the project, outlined some of the building issues that had arisen. He reported that the building is registered with the Home Warranty program and that deficiency items are being addressed. He requested that owners be patient through the deficiency rectification process. The onsite crew is working their way through the reported items.

2.0 Approval of Notice of Meeting:

It was moved, seconded (SL 68 / 51) and carried to approve the Notice of Meeting dated September 7, 2004.

3.0 Approval of Operating Budget for year ending August 31, 2005:

The Strata Operating Budget, as presented in the disclosure statement, was discussed. It was moved, seconded (SL 71 / 34) and carried to approve the Operating Budget as presented.

It was noted that during this upcoming fiscal year the Strata Council, as is the norm, will be looking through the operating budget and the Hotel Common Costs budget. The purpose will be to see what items would be best handled by moving them from the hotel common costs over to the Strata Operating Budget.

4.0 Election of Strata Council:

As is outlined in the Strata Property Act, nominations for positions on the strata council were called. The following owners accepted nomination:

Donald Matheson	SL 54
Cora Salvador	SL 34
Marion Patryluk	SL 5
Bruce Armstrong	SL 60
Carl Van Noort	SL 25
Vinnie Bains	SL 19

Receiving no further nominations the above were declared the Strata Council.

5.0 Business Items:

Guy Young reported that under the disclosure statement, the developer is to make available for sale to the Strata Corporation, Strata lot 8, the common office areas. The developer is also to negotiate the appropriate mortgages and make them available to the Strata Corporation. He reported that this process has started and that information regarding the mortgage will be supplied to the strata council.

Robert Leoppky announced that the Grand Opening for the Lodge has been scheduled for Friday, October 15th between 2:00 to 5:00 pm .

Included with these minutes is a copy of the Sales & Marketing initiatives undertaken for the Pemberton Valley Lodge by Atlific.

6.0 The meeting was terminated at 7:50 pm

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