

**STRATA COUNCIL MEETING MINUTES FOR
STRATA CORPORATION KAS 2662
“Pemberton Valley Lodge”**

HELD: June 18th, 2005

LOCATION: Pemberton Valley Lodge

PRESENT: Mickey Patryluk, Cora Salvador, Bruce Armstrong, Carl Van Noort
Alexander Hoelk WRM

GUESTS: Atlific Management team,

Mickey introduced everyone, and it was noted that this is an informal information meeting, being held in junction with and preparation for the Owners information weekend.

- 1.0 Atlific update - A general update on the market place Pemberton faces and the regional and national/international marketing efforts for the Hotel was given. It was reported that since opening the doors the monthly bedroom sales have improved. It was noted that marketing efforts include selling both Pemberton and the Hotel to national and international tour operators and wholesalers. Many people are not aware of Pemberton as a destination and as such Pemberton Valley Lodge has to educate potential guests. A formal presentation will be made to all owners at the information meeting. Atlific is working on monthly projections however, these are difficult to make as the Lodge is the only Hotel operator in Pemberton, giving not statistics to work from. Generally it was noted that performance has been under the target, but the operation has been able to operate without a loss, due to the great efforts of the hotel management team in reducing the operating costs.
- 2.0 Sign lease - the signs were discussed, it was noted that the lease which was entered into was signed by the developer, and as such it was noted that the issue should be handled by the developer. It was noted that the signs have a value of about \$12,000.00, however the lease is for close to \$43,00.00 after which the Corporation does not even own the signs. The lease also makes the Corporation responsible for the maintenance of the signs. It was noted that these type of lease are common for Neon style signs but not wood signs such as the ones at Pemberton Valley lodge. Two quotes for replacement signs will be obtained fore reference. It was also suggested that Atlific should stop payment for the lease. It was noted that council can not instruct to do so however as it is not the Corporations lease. It was discussed that offering to purchase the signs at fair market value maybe an option to be considered.

- 3.0 Strata Management role - WRM - The new agent from WRM was introduced. It was noted that lack of communication and direction has been an issue in the past, and currently the Strata is exploring alternative management options. Alex from WRM stated that he would work on improving communication, and work along with David MacKenzie on an owners update mail-out next month. WRM will also introduce a Webpage accessible to owners for access to by-laws, minutes, and notices. An effort will be made to obtain all owners e-mail addresses so that minutes of meetings can be circulated to all owners. Alex will include a list of responsibilities for the strata manager in the next mail out as well as contact information for WRM, in an effort to direct the calls related to Strata questions to WRM. Alex also stated that he would review their fee structure and report back to council, and that he would be willing to work with council on this issue. The agent noted that he would circulate draft minutes to council for review prior to owner circulation.
- 4.0 AGM set-up - It was discussed that the Fiscal year end is to be changes to December to allow for better hotel budgeting. It was noted that if the meeting is to be held in conjunction with an owner's weekend the best time would be in October. After some consideration the meeting was tentatively set for the weekend of ***October 22-23, 2005***.

There being no further business the meeting was terminated at 10:10 AM, and everyone joined the owners information meeting.