

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

**HELD:** Saturday, October 22<sup>nd</sup>, 2005 1:00 p.m.  
Pemberton Valley Lodge

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

The meeting was called to order at 1:10 pm after it was ascertained that a quorum was present (33 present in person or by proxy). Mickey Patryluk (strata chair) chaired the meeting

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- 1.0 Registration and proxy certification:** A quorum was established with 33 strata lots represented by person or proxy.
- 2.0 Call to order:** The meeting was called to order at 1:10 p.m.
- 3.0 Appointment of chairperson:** Mikey Patryluk (strata chair) chaired the meeting.
- 4.0 Introductions :** Mickey introduced the council and thanked them for the hard work through out the year. Dave Mac Kenzie the general manager of the hotel was also introduced, and he and the entire hotel staff were thanked for all the great efforts over the difficult first year of operations. It was noted how everyone at the hotel goes the extra mile. Mickey also introduced several members from Atlific including Jamal – the financial officer who will report on the hotel earnings later in the meeting, and the marketing team- who will give an update on marketing efforts. Mickey also noted that the property agent from Whistler Resort Management Ltd. Has changed and introduced and thanked Alex Hoelk from WRM.
- 5.0** Approval of notice of meeting – It was moved, seconded, and *carried* to approve the notice of meeting as circulated.
- 6.0** Reports
  - 6.1** Chair report - The chair noted that noted that several important issues have been addressed by the council through out the year and that council met three times. Mickey reported that all council members would be willing to stand again for the coming year, to finish work on some of the issues still at hand. Mickey also noted that council is elected to represent and work for the interest of all owners and that this is something that the current council has taken very seriously. Council was thanked for their efforts by the owners present.

- 6.2** Insurance Report – The agent reported that the insurance policy is held through a master policy with Atlific through Lorenzetti Brokers. It was reported that the property is insured for all risks for a value of \$10 Million and that there is also a \$10 Million liability coverage. The agent pointed out that the proposed budget includes an estimated cost for an appraisal and a possible adjustment in values to the premium. He also reminded everyone that the proposed budget is for a 16 month period.
- 6.3** Rules Report – The agent noted that there are no new rules to ratify.
- 6.4** Hotel Report – Jamal from Atlific was invited to speak, he gave an overview of the hotel performance since the summer, and provided some insight to what to expect in the next months and year. Jamal noted that the hotel is now operating with profit and he expects to be able to pay out owners in December of this year. Jamal noted that is operations continue as planned there should be monthly payouts to owners after December. It is expected that the total 2006 revenues hit \$1.6 Million and the expenses be around \$1.1 Million leaving about \$500,000.00 to be distributed to owners throughout the year.  
After Jamal's report the marketing team spoke on some of the efforts both locally and Nat. / international including, local employee rates, tour group discounts, web advertising, web listing with Travelocity, Expedia etc. It was noted that locally the hotel is getting a lot of corporate business as well as events such as weddings. Again the staff of the hotel and Atlific was thanked for all the hard efforts. Owners were reminded that it is not only a task to bring and sell the hotel but really Pemberton needs to be sold as a destination.
- 6.5** VANOC 2010 - A representative from VANOC was invited to speak on the Olympic requirements for hotel rooms through out the event and the periods after and prior. It was pointed out that Pemberton would be considered for groups such as Telus, RCMP, or Military, and that would require rooms prior to, during, and after the event. It was noted that VANOC is working eagerly to secure the required rooms which amount to close to 10,000 in the Sea to Sky Corridor. After the presentation it was pointed out that the Pemberton Valley Lodge will try to negotiate rates based on Whistler, owners will be informed by Atlific prior to any decisions being made.

**7.0 Review and approval of the financial statements for the year ending August 31<sup>st</sup>, 2005**

The agent presented the statements and noted that the corporation ended the fiscal year with a slight deficit of \$1,479.00 mainly due to insurance rates and the purchase of the lobby space. The agent noted that the strata budget is a relatively simple one with line items for property insurance, meetings, and postage costs. There was a brief review period and then It was moved, seconded, and *carried* to approve the statements as presented.

8.0 8.0 **Approval of the proposed budget for the year ending December 31<sup>st</sup>, 2006.**

The proposed strata budget was presented, the agent noted that it does propose and increase in strata fees of about 31%, this is mainly to cover the added costs of the two mortgages associated with the lobby purchase. The agent also noted that the insurance line item does account for an appraisal cost, and a possible increase to values adjustment after the appraisal. The agent reminded owners that the budget is for a 16 month period to adjust the fiscal year end to December. After a brief review it was moved, seconded, and *carried* to approve the proposed budget as presented.

9.0 **Review and consideration of Resolutions as per schedule A**

**Resolution 01/05 Changing of Year End**

The following resolution was presented:

**Be it resolved by  $\frac{3}{4}$  vote by the owners of KAS 2662 as per section 102 of the Strata Property act of BC that:** the fiscal year end be changed from August 31<sup>st</sup>, to December 31<sup>st</sup>, to coincide with the rental agreement year end.

It was moved, seconded, and *carried* to approve the resolution

**Resolution 02/05 Review of Strata Management Contract**

The following resolution was presented:

**Resolution 02/05                      Review of Strata Management Contract**

**Be it resolved by  $\frac{3}{4}$  vote by the owners of KAS 2662 as per section 39 of the Strata Property act of BC that:** the strata council be authorized to review and renegotiate the current strata management contract, or cancel the current contract and enter into a new one on behalf of the owners of KAS 2662, without requiring another general meeting.

It was pointed out that WRM has been at the property since being built, and council feels that their contract terms and possibly other management options should be considered, and reviewed. This resolution would give council the ability to review and re-negotiate a contract in the interest of owners.

It was moved, seconded, and *carried* to approve the resolution as presented.

**Resolution 03/05      Operating deficit recovery**

The following resolution was presented:

**Be it resolved by  $\frac{3}{4}$  vote by the owners of KAS 2662 as per section 105 of the Strata Property act of BC that:** the operating deficit on the balance sheet for the year ending August 31<sup>st</sup>, 2005 be applied against the proposed operating budget for the year ending December 31<sup>st</sup>, 2006.

It was noted that by approving the budget technically this resolution has been dealt with, it is standard practice to apply a deficit either against the budget or the contingency fund.

It was moved, seconded, and *carried* to approve the resolution.

#### **Resolution 04/05 Quorum By-law**

The following resolution was presented:

Be it resolved by  $\frac{3}{4}$  vote by the owners of KAS 2662 as per section 105 of the Strata Property act of BC that: the proposed by-law below be added to the by-laws of Strata Corporation KAS 2662:

#### **Quorum for annual or special general meeting**

- (1) Business must not be conducted at an annual or special general meeting unless a quorum is present.
- (2) A quorum for an annual or special general meeting is eligible voters holding 1/3 of the strata corporation's votes, present in person or by proxy.
- (3) Unless otherwise provided in the bylaws, if within 1/2 hour from the time appointed for an annual or special general meeting a quorum is not present, the eligible voters present in person or by proxy will constitute a quorum.

The agent noted that this type of by-law is very common in Whistler as often many owners are not local and can not attend meetings. There was discussion if there should be a limit put into the resolution as there was concern that a small group of owners could make decisions on behalf of all owners.

It was moved to amend the resolution to state: *voters holding 1/3 of the strata's corporation's votes, present in person (not less than 15) or by proxy not included.*

This was discussed and the motion was voted on 11 in favor 19 opposed. The motion was defeated.

It was noted that all owners receive general meeting material by mail, and if issues are important to them they can assign a proxy to be voted on their behalf.

It was suggested that the proxy be amended to include an area for voting instructions pertaining to resolution to the proxy holder. This was discussed and It was moved, seconded, and *carried* to: **Include voting instructions for resolutions on proxy forms**

**The following revised resolution was passed:**

**Quorum for annual or special general meeting**

1. Business must not be conducted at an annual or special general meeting unless a quorum is present.
2. A quorum for an annual or special general meeting is eligible voters holding 1/3 of the strata corporation's votes, present in person or by proxy.
3. Unless otherwise provided in the bylaws, if within 1/2 hour from the time appointed for an annual or special general meeting a quorum is not present, the eligible voters present in person or by proxy will constitute a quorum.
4. A proxy is to include voting instructions pertaining to resolutions.

The resolution was passed with one *opposed* vote.

**10.0 New Business**

**Owners stay rates** – It was discussed that the owners stay rate of \$10.00 may not be enough to cover the actual operating cost for the hotel to clean and service the room. This maybe something that may need to be reviewed in the future.

**11.0 Election of Strata council**

The strata council stepped down, and were thanked by everyone for all the efforts throughout the year. Mickey noted that everyone on council was willing to stand again to finish some of the projects still to be resolved.

There being no further nominations the following council members were selected by acclamation.

Mickey Patryluk	Vini Bains	Carl Van Noort
Cora Salvador	Donald Mathewson	Bruce Armstrong

There being no further business the meeting was terminated at 3:00 PM.

Please note that a copy of these minutes will be posted on the web-page at: [www.wrm.bc.ca](http://www.wrm.bc.ca).