

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

HELD: January 12th, 2006

LOCATION: Mount Pleasant Community Center

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

GUESTS: David Mac Kenzie (Pemberton Valley Lodge)

- 1.0 Lodge Signage Issue – It was noted that Pacific (Knight) Signs have filed notice of claim against Skymount Properties and the Strata Corp. on December 20th, 2005. It was discussed some time ago that the lease terms are over market value and that taking an assignment of the lease is not beneficial to the Strata Corporation as they would never own the signage. Mickey presented those present with all the correspondence to date on the issue. It was noted that strata council has had correspondence with the developer and contractor in an effort to resolve the issue. It was also noted that the Strata has requested any files relating to the matter from the developer, and that the only response to these request was verbal stating that no records or files exist. It was pointed out that the Developer never turned over any contract files pertaining to the Strata Corporation as is required per the Strata Property Act. The agent was requested to write another letter to the developer requesting any files pertaining to KAS-2662. Mickey noted that the Strata Corp. is able to have Harper Grey represent them in this matter, and that they would be willing to accept the call for service on behalf of the strata. It was noted that some costs would likely be incurred – some of which maybe recoverable if the case is won. The agent noted that the Strata does not have funds allotted in the budget for this expense, and that a general notice or meeting may have to be held to inform owners once/if proceedings proceed. It was noted that funds may have to be raised through a special levy.

It was moved, seconded, and *carried* unanimously to appoint Harper Grey to represent the Strata Corporation in the matter, and to have them receive the call for service, and review and file any required documents.

- 2.0 December pay out – Dave noted Atlific will be issuing a payout to owners for December 2005 equaling a total of about \$40,000.00. It is expected that the checks will be issued shortly.

- 3.0 BC Assessment - It was noted by Dave that the classification for the assessment has been changed to business, this will result in an increase in property taxes due. However it was noted that the expected water bill cost has been reduced to \$15,000.00 from about \$40,000.00, the net result of the two should remain the same, if not slightly in favor of unit owners.
- 4.0 Olympics accommodation – Dave noted that PVL is being requested to enter into a contract to secure accommodation for the Olympics. It was noted that PVL would be used more for service type sector accommodation, resulting in longer usage terms. There was discussion on the rates the rooms would be secured for. It was noted that it is important that the rates are fair to the 2010 expected market rates. Dave noted that to date only one Whistler Hotel has entered into a contract, and pointed out that it might be a good marketing initiative for PVL. It was discussed that council would be e-mailed the contract for review, and that a general survey to owners with contract highlights be circulated for input.
- 5.0 Financials – The agent reviewed the statements and noted that there are still outstanding payable to Atlific and CMW for last years insurance. It was noted that the agent is in negotiation with CMW to have their rate decreased. The agent noted that there is an accounts receivable of \$4,200.00, and that statements to those in arrears have been sent requesting payment. It was noted that the strata is in a tight cash flow position, and that if there are added legal costs, etc. a special levy may have to be collected.
- 6.0 Lease agreements- It was questioned what leases the developer may have entered into. It was noted by Dave that he has the lease for the photocopier, and van. The agent will write a letter to Skymount requesting all files associated with the Strata to be turned over.

The meeting was terminated at 7:10 PM.

Whistler Resort Management Ltd.
Strata Agent, ext.239
Alexander Hoelk