

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

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**HELD:** March 10<sup>th</sup>, 2006

**LOCATION:** Holiday Inn Richmond,

**PRESENT:** Mickey Patryluk, Bruce Armstrong, Carl Van Noort, Donald Matheson  
Alexander Hoelk WRM

**GUESTS:** David Mac Kenzie (Pemberton Valley Lodge)

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- 1.0 Lodge Signage Issue – Mickey reported that the Statements of Defense have been filed by Harper Grey on behalf of the Strata Corporation, as well as a 3rd party claim against Skymount Properties. The parties are expected to set court dates in mid to late 2007 but possibly engage in discussions before then. It was also noted that the Developer did not follow his obligations to the Strata Corporation, as he did not submit copies of leases entered into by the Strata to the Strata Council, as per the SPA
- 2.0 Employment Standards matter – It was reported by David Mac Kenzie, that an employee who was let go some time ago claimed severance pay for wrong dismissal. The case was reviewed by the Employment Standard Branch, and it was noted that the Pemberton Valley Lodge acted according to all regulations, and therefore owed no payment.
- 3.0 VANOC contract – A survey on Olympic room rental requirements was sent to all owners by PVL, Dave noted that to date he has received about 40% responses, and of these 5 owners had requested not to be added to the Olympic Rental Pool. Dave noted that in the case of PVL the agreement would mean rental terms much longer as in the Whistler Village, as Pemberton would house mostly support staff, which arrives earlier and leaves later. The contract had been reviewed by council and it was noted that most of the terms seem to be standard; the main issue to be resolved is at what rate the rooms would be rented. It was noted that the rate maybe calculated on the rack rate from 2005 plus an inflation percentage. Dave noted that the base rate increased on the hotel over the last year by 20%. Dave noted that the contract should be negotiated ASAP, as the focus has now turned to Whistler, Pemberton, and the hotel would already benefit from rentals of support groups. Dave will work to establish a suitable rate base and will work with council, who will then inform all owners prior to entering into a contract, a benefit analysis will be issued to all owners.

Also it was noted that owners not wishing to have their unit used should be excluded from the financial benefits of the rental pool, an exclusion clause will have to be properly worded for this. It was noted that 100% of the survey results were OK with having Strata Council negotiate the terms of the contract. Dave noted that only about 70% of the hotel would be utilized, leaving room available for nightly rentals.

- 4.0 Hotel Management contract – Carl forwarded a signed copy of the hotel management contract to council – it was noted that it was entered into on July 26<sup>th</sup>, 2004. It was discussed that this contract should be reviewed by council and the agent to assure that the PVL owners are getting good terms.
- 5.0 Financials – The agent reviewed the statements and noted that the cash balance has improved since December, however it was noted that cash flow is tight should any un-budgeted items occur. The agent is working with BFL to receive an insurance credit, which would help with cash flow. It was noted that the arrears stand at about \$1750.00 down from \$4,200.00 in December. The contingency reserve stands at \$4,000.00.
- 6.0 Owner payouts- It was noted by David that payouts to owners cost the hotel operation money, in labor costs, postage, etc. It was suggested therefore that payouts would only be issued if they are higher than \$15,000.00. For example if a monthly payout is \$7,000.00 it would be accrued into the following month, until a total of \$15,000.00 is reached, which would then be issued to owners. This was discussed and it was then moved, seconded, and *carried*:

That in an effort to reduce administration work and costs payouts to owners would be issued to only once the total balance amount has accrued to \$15,000.00.

- 7.0 Expenses – Mickey – It was noted that Mickey has had several extraordinary meeting expenses on behalf of PVL. It was requested that these would be reimbursed to her. It was noted that in forthcoming budgets a line item for such items such as long distance calls, faxes, etc. be created.

It was moved, seconded, and *carried* that: Extraordinary meeting expenses in the amount of \$374.87 be reimbursed to the strata chair.

- 8.0 Owners weekend – It was questioned if there should be an owners weekend in the spring, after some discussion it was decided that it would be better to hold the owners weekend in the fall, the date for an owners weekend was set as **October 14-15<sup>th</sup> 2006**. It was noted that due to the year end being in December now, the AGM would fall into January. It is proposed to hold the AGM in Vancouver, to hopefully allow more owners to be present.

The meeting was terminated at 7:10 PM.

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