

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

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**HELD:** October 21<sup>st</sup>, 2006

**LOCATION:** Pemberton Valley Lodge

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

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

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- 1.0 It was moved, seconded, and *carried* to approve the Agenda
- 2.0 It was moved, seconded, and carried to approve the minutes of the last council meeting held March 10<sup>th</sup>, 2006 with a minor amendment to the wording in item.
- 3.0 Review Financial statements for the period ending September 30<sup>th</sup>, 2006

It was noted that the corporation is in a deficit position of \$15,000.00; this is mainly due to the legal bills related to the sign issue. Most of the other line items are on budget. It was noted that some savings were realized in the insurance line item. Three strata accounts are in arrears and will receive a notice of account. The strata has a cash position of \$2,949.78.

- 4.0 Lodge Signage Issue – Mickey reported that the sign issue was settled out of court, and the hotel will now own the signs. It was also noted that the strata owes about \$12,000.00 in legal bills related to this, this will be funded from the hotel operating contingency, and the a resolution will be presented at the AGM, appropriately allocating the cost among the owners.
- 5.0 VANOC contract – A survey on Olympic room rental requirements was sent to all owners by PVL, David noted that to date that about 32 units have not responded, all of the responses were in favor of entering into a rental agreement. All responses were also in favor of having strata council and the hotel general manager review and negotiate the terms of the agreement.

A draft agreement was circulated to strata council for review – some of the issues that need to be finalized are the number of rooms committed to the pool and the timelines of the commitment, as well as the rental rate per room night. The agent

- will try to obtain a comparison contract for a Whistler Hotel for review. Council will further review the contract in the next few weeks for finalization.
- 4.0 Hotel Management contract – It was noted that the Hotel Management Agreement can be cancelled by owners after an initial 2 year term, with a 3 month written notice to the manager, and payment for the 3 month service.
  - 5.0 Owner rentals – Although no owner may rent their unit privately, a particular situation has come to our attention. Council has obtained correspondence detailing the terms of the private rental. Private rentals are against the Rental Pool and Strata By-laws. Strata council will be enforcing the by-laws and informing those in offence of pending fines.
  - 6.0 AGM date and venue – In an effort to accommodate more owners the AGM will be held in Vancouver this year, the venue is still to be finalized – **the date for the AGM has been set for Tuesday January 30<sup>th</sup>, at 6:30 PM.**
  - 7.0 Hotel operating/marketing plan – the operating DRAFT plan for 2007 was presented to council to be reviewed by them prior to the AGM. It was noted that 2006 was a good year and a short re-cap was provided. It was agreed that council will review the DRAFT operating budget and direct any questions to Atlific prior to the AGM. Council will then make recommendations on the budget at the AGM

The meeting was terminated at 10:00 AM.

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