

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

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**HELD:** February 12<sup>th</sup>, 2007

**LOCATION:** Pemberton Valley Lodge

**PRESENT:** Mickey Patryluk, Bruce Armstrong, Carl Van Noort, Cora Salvadore, Paul Lermite, Larry Arabski

Alexander Hoelk WRM

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

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1.0 Election of officers – The following officers were elected:

Chair – Carl Van Noort

Vice chair – Larry Arabski

Treasurer/Secretary – Paul Lermite

2.0 Approval of agenda – It was moved, seconded, and carried to approve the agenda, with some additions to new business

3.0 Approval of council minutes – the minutes of council dated October 21<sup>st</sup>, 2006 were reviewed, It was moved, seconded, and *carried* to approve the minutes.

4.0 Review Financial statements for the year ending December 31<sup>st</sup>, 2006 –

The statements were presented, it was questioned why there were further entries in the legal fee line item – the agent noted that he believed that there was some billing in regards to the sign issue which was not yet included in the October statements – he will check into this to confirm. Two charges in the R&M line item were also questioned – the agent will look into these.

The strata ended the year with a deficit of \$22,293.54 – most of this is due to the legal fees. It was reported by the agent that Atlific needs confirmation from strata council that they are authorized to issue a check to the strata as per the deficit resolution passed as the AGM. It was noted that the amount of this would be about \$12,100.00 – this is the difference of the \$25,000.00 collected through the levy and the amount to be reimbursed to Atlific by the strata of \$12,900.00 – which they covered on behalf of the strata to pay the legal fees in the interim.

It was agreed that the entire legal costs are costs of the strata corporation and that the funds used by Atlific were borrowed by the corporation.

It was agreed that the agent send notice to Atlific authorizing payment of the funds to the strata and that he would include both council and David in the correspondence.

- 5.0 VANOC contract – David presented the final version of the contract for execution by strata council. The term highlights were briefly reviewed, there was some discussion on room reservations for owners during the games, rental rates to VANOC, etc. It was moved, seconded, and *carried* to adopt the contract as presented.
- 6.0 Pool deck – It was noted that the deck seems to be still moving, and that the crack running the length of the deck at the building is getting larger. David noted that the health inspector is requesting this to be addressed ASAP, otherwise the pool maybe shut down. It was noted that a temporary fix may have to be performed until a permanent solution is found. It was discussed that the issue dates back to the original building construction and that the builders need to be put on formal notice – to date all correspondence in the regard has only been verbal. The agent was requested to draft a letter to be approved by council and then sent to the contractor.
- 7.0 Flood update – David reported that to date there have been three floods due to sprinkler line breaks, two in the lobby and one resulting in having to shut down about half of the hotel in late November. It was reported that the hotel was returned to 100% operations before the X-mas rush, so the business loss was minimized. It was noted however that there still outstanding issues with deficiencies and possible building code issues which need to be addressed by the contractor before funds are released to him. Council agreed that no funds for restoration works are to be released until the possible code issues have been resolved and signed off – the agent is to write a letter to the contractors putting them on notice.  
David reported that the causes of the line breaks are being determined and that there seem to be general design issues in the system that need to be addressed. These will be further reviewed and addressed through the builder if required.
- 8.0 Other new business – Pemberton Valley Lodge Marketing plan/budget – David presented the plan for the current operating year and noted that some capital expenditures are planned including the purchase of a commercial washer/dryer for linens, changing some room configurations to king doublers (to be able to widen possible client base). There was brief discussion on some of the proposed changes, David noted that unit owners would be contacted prior to any changes for approval. It was moved, **seconded**, and carried to accept the operating plan.  
Lobby lease – it was noted that options for refinancing the 2<sup>nd</sup> mortgage should be looked at, this item will be further reviewed at the next meeting.

The meeting was terminated at 8:50 PM after some in-camera discussions in strata budgeting and creation of line items – regulations regarding collection of funds.

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