

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

HELD: September 27, 2007

LOCATION: John Braithwaite Community Center

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

Alexander Hoelk WRM

STAFF: David Mac Kenzie (Pemberton Valley Lodge)

- 1.0 Approval of agenda – It was moved, seconded, and carried to approve the agenda, with some additions to new business
- 2.0 Approval of council minutes – the minutes of council dated April 26th, 2007 were reviewed, It was moved, seconded, and *carried* to approve the minutes.
- 3.0 Review Financial statements for the period ending August 31st, 2007 –

The statements were presented, the strata has a cash position of \$8,606.73 in the operating account and \$39,635.25 in the reserves – it was noted that \$16,430.00 of the reserves is still related to sprinkler insurance claim, payable once the deficiencies have been settled. The agent was requested to check into a late invoice form WRM reflected on the reserve statement. The agent will also check why the mortgage payments differ from the budget line item.

New business –

- a) Pet policy – David noted that early on it was decided that the PVL would be a pet friendly hotel, it was noted that the per pet rate was set at \$25.00 when the lodge opened. Upon review of costs for cleaning and market place pricing for pets the PVL moved the price per pet per stay to \$45.00. It was also noted that the lodge tries to keep the third room free of any pets, so that guests with possible allergies can be accommodated. David noted that he received an owner comment about this policy – council discussed some options. After discussion it was moved, seconded, carried that the policy would be revised to state that: **PVL owners and guest would be charged a flat fee of \$45.00 per stay for up to 2 pets per room.**

Only 2 pets per room will be allowed and efforts will be made to keep pets on the first floor.

- b) Realtor policy – David noted that there have been some issues with realtors requesting to see rooms that have not been cleaned yet, or with them walking the property unattended. Due to this the hotel has made up a policy for realtors – council reviewed this and approved the implementation of it.
- c) Propane contract – it was noted that David has reviewed some of the competitor prices and that they fall between 21 to 17 cents per unit cheaper. David was requested to contact Save On Propane in this regard in an effort to negotiate a ‘competitive’ rate as per the contract. It was noted that the contract was entered into by the developer and that it appears not to have been completely executed.
- d) Tax classification – it was reported that BC assessment may finally create a new tax group for hotel operations similar to the PVL – this could result in savings of taxes of about 30%. One stipulation maybe however that unit owners must use their unit no less than 7 nights per year in order to qualify. It was therefore discussed that a letter to owners should be sent in this regard, as the new classification could come into effect next year. WRM will prepare and send letter and will also again try to gather e-mail addresses from owners.
- e) VANOC – David reported that due to the fact that the VANOC negotiations were dragging a bit, and the fact that the lodge has a great working relationship with the RCMP, a possible contract has been negotiated with the RCMP. This contract would provide more room nights and higher rates than the VANOC agreement. The RCMP would be willing to pay the 2010 rack rates, and would want to occupy the hotel rooms from January to March. They require a minimum of 65 rooms but have requested the entire hotel including the underground parking, if this could be accommodated it would generate almost another \$250K for the lodge. David reported that to date there are 10 units that have not committed their rooms for use – efforts will be made to secure all the rooms. The possibility of ‘renting rooms’ in another hotel may be explored. Council thanked David and the PVL staff for all their efforts in putting this agreement into works. It was moved, seconded, carried (unanimous) that David is authorized to enter into an agreement with the RCMP on behalf of the PVL committing 65 rooms.
- f) Repair update – rooms – David reported that due to the busy operation of the hotel about 50% of the rooms have been completed, the rest will be done as occupancy allows.
Pool deck – the crack has been repaired, however it was noted that a flex joint in the piping has not been installed as recommended and agreed upon by the builder. Paul will approach Lane again on this in effort to get the work done.
- g) Owners weekend – it was noted that the owners weekend will be similar to last year. David and staff are presently working on some events and organization of dinner – a possible venue maybe the Pemberton Valley Winery. The dates for the weekend are October 26-28th.
- h) Owner correspondence – unit #104 – garage door – it was requested that WRM respond to the letter re noise stemming from the operation of the garage door.
- i) Mortgage – It was noted that the first mortgage is due for renewal in June of 2008 the second is due in 2010. Closer to the renewal date of the first mortgage the

strata will also try to renegotiate the second mortgage held through the developer and see if it can be included in the first mortgage. The agent was also requested to check into hotel distribution and how they are calculated, as it was noted that in theory the lobby should also receive revenue. The agent will contact Jamal to obtain the calculation formula and check the disclosure statements.

- j) Hotel operation – David reported that the Hotel had an all time record in August – he also noted that they are ahead of budget and expect to hit about \$1.83 M (budget was \$1.525 M).

The meeting was terminated at 8:50 PM after some in-camera discussions.

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