

MINUTES OF ANNUAL GENERAL MEETING

STRATA CORPORATION KAS 2662

“Pemberton Valley Lodge”

HELD: Monday, March 9th, 2009 at 7:00 PM – Grouse Suite of the Holiday Inn 700 Old Lillooet Road, North Vancouver, BC

PRESENT: The owners of Strata Plan KAS 2662 “The Pemberton Valley Lodge” as per the registration sheet.
Alexander Hoelk & Rob Moore (WRM)
David Mackenzie – General Manager Pemberton Valley Lodge

The meeting was called to order at 7:05PM after it was ascertained that a quorum was present in person or by proxy. Rob Moore and Alex Hoelk facilitated the meeting and Carl Van Noort chaired the meeting.

1.0 **Approval of the notice of meeting dated February 16th, 2009** – It was moved, seconded, and **carried** to approve the notice of meeting as circulated (unanimous).

2.0 **Approval of agenda:** The agenda was amended to add:
7.3 General Manager’s Hotel Report and
7.4 Introduction of Bellstar Representatives
It was then moved, seconded, and unanimously **carried** to approve the amended agenda.

3.0 **Approval of minutes of AGM held January 24th, 2008** – It was moved, seconded, and **carried** to approve the minutes as presented (unanimous).

4.0 Reports

4.1 **Chairperson’s Report:** Carl reported to those present that the hotel had seen a very good year. Revenues had exceeded expectations and that they continued to grow. The average room rate had increased and thanks were owed to David Mackenzie, Laura Arnold and the hotel staff for all of their hard work. Carl also acknowledged Alex Hoelk from Whistler Resort Management and that the Strata Corporation finances were in a very good position.

4.2 **Insurance Report:** Alex reported that the hotel insurance was carried by BFL and that the term of the policy ran from June 15th, 2008 to June 15th, 2009. The premium for this period is held at \$18,585.00 based on an appraised property value of \$8 Million.

4.3 **General Manager’s Report:** David reported to those present that the hotel business was maintaining a consistent pace of growth. Pemberton is still experiencing a lot of construction and expansion which includes a

new vodka distillery. Business in the Village is increasing and the pace is currently exceeding the growth in Whistler. There has also been business streaming from the film / TV industry that the Lodge has benefitted from. David reported that there has been a positive synergy regarding marketing with the Bellstar representatives. In regards to hotel operations, the pool issue has been resolved and a positive preventative maintenance plan has been developed. The propane provider switch has been completed. The new tank has a lower profile and looks much better than the previous one. The hotel is receiving a positive bottom line on the new propane agreement and at a fixed price. Strata lot #4 has undergone a positive transition into a daytime meeting room. The hotel has negotiated a solid agreement with the RCMP regarding bookings for the Olympics and there will be a deposit received in the amount of \$500,000.00. There is also an "in house" laundry facility project currently underway.

- 4.4 **Bellstar Management Transition:** Ed Romanowski, the President and Chief Executive Officer and two other members of Bellstar Hotels & Resorts introduced themselves and spoke briefly about the company's marketing, branding, and experience with strata properties. The representatives reported some of the benefits of working with Bellstar were: an e-club consisting of 30,000 members; website and internet marketing; central reservation system; and a 30% discount for owners at other Bellstar properties. The Bellstar team also reported that the management transition was going very well.
- 5.0 **Review of the Financial Statements for the Fiscal Year Ending December 31st, 2008:** The agent reviewed the Balance Sheet as well as the Income / Expense Statement in detail. It was noted that the Strata Corporation ended the fiscal year with a surplus of \$11,819.94. The agent reported that in regards to the mortgage for strata lot #8, the date of acquisition of the mortgage was April 21, 2008. The current rate of interest is 7.55%. The maturity date of the mortgage is April 2011 and the current monthly installments are \$2,500.00. After further discussions, it was moved, seconded, and **carried** to accept the financials as presented.
- 6.0 **Special Resolution 01-09 – Allocation of Funds:** It was moved, seconded, and **carried** to table the resolution. As per the Council's recommendation that \$6,900.00 of the operating surplus be carried over into the new fiscal year's budget to help with the increase of certain line item expenses and that the balance of the surplus (\$4,919.94) be transferred into the Contingency Reserve Fund. After a brief discussion, it was moved, seconded, and unanimously **carried**:

WHEREAS:

The Owners of Strata Plan KAS-2662 do hereby resolve that;

The Strata Corporation agrees to transfer \$4,919.94 of the 2008 operating surplus into the Contingency Reserve Fund.

7.0 Review and approval of the operating budget for the fiscal year ending December 31st, 2009: The agent reviewed the draft budget line by line. Carl addressed the specifics regarding the proposed increase to the legal and meeting expense line items. After discussions, it was moved, seconded, and unanimously *carried* to approve the budget as presented.

8.0 Election of 2009 Strata Council: The following owners were appointed by acclamation to the Strata Council.

**Mickey Patryluk
Cora Salvador
Nancy Cavin**

**Paul Lermite
Bruce Armstrong**

**Carl Van Noort
Larry Arabski**

9.0 Other Business:

9.1 Hotel Staff: An owner inquired about the current staff of the hotel and how the transition of management would affect them. It was reported that all of the employees would become Bellstar employees and that it would be a non-union operation.

9.2 Funds from Olympic Deposit: An owner inquired as to how the funds from the RCMP Olympic deposit would be handled. It was reported that the half million dollars would be invested in a 1 year GIC. It is yet to be determined how the funds will be dispersed to the ownership.

9.3 After Olympics Logistics: An owner inquired about any plans for the Lodge after the Olympics were over. The Strata Council and Bellstar will address in the year to come.

9.4 Hotel Pub: An owner inquired as to whether someone had shown any interest in developing the space for the pub. It was reported that there have been no further developments or interest.

9.5 Hotel Upgrade Funds: An owner inquired as to whether funds were being saved for inevitable expenditures and upgrades such as for the elevators or building roofs. It was reported that there is a hotel operating fund for such impending expenses.

There being no further business, the meeting was terminated at 8:50PM.

Whistler Resort Management Ltd. 604 932 2972

Rob Moore ext. 232
Strata Property Agent
rob@wrn.bc.ca

Alex Hoelk ext. 239
Broker / Managing Partner
ahoelk@wrn.bc.ca