

PEMBERTON VALLEY LODGE
STRATA COUNCIL MINUTES OF MEETING
May 20, 2009 (6:30 PM-8:35 PM)
Delta Town & Country Inn, Hwy 99 & 17, Delta, B.C.

ATTENDEES:

Larry Arabski, Bruce Armstrong, Paul Lermite, Cora Salvador, Carl Van Noort
Carl Van Noort – Chairman
Paul Lermite – Vice-Chairman
David Mackenzie – General Manager, Pemberton Valley Lodge
Laura – Manager Sales - PVL-Bellstar: Kelly Tingley-VP of Operations, Bellstar

AGENDA –

1. Rental Agreement – Hotel Update – Issues discussed

- a. Larry Arabski – 5 owners with outstanding agreement unsigned comprising 9 units. Some owners are on vacation. Larry to follow up Thursday for status (May 21, 2009).
- b. Owners' revenue cheques for bank direct deposit on May 22, 2009 covering two months- March/April. Owners' without rental agreement signature will not receive revenue cheques in the future.
- c. Lobby Lease For Bellstar – work in progress for signature.

2. David Mackenzie – Hotel Operations Update

- a. Laundry – new laundry facility shown with pictures, efficiency and usage benefit.
- b. Pool Deck – crack for repair, health inspection sensitive, budgeted maintenance cost is \$5,000.00. Issues discussed about short term solution, Council agreed to spend the least cost of approximately \$1,600.00. Council agreed to a future long term solution to be addressed next year after the Olympics, approximate cost \$20,000.
- c. 2010 Olympics – 4 rooms to be owner occupied (2 owners). Exclusive use of the RCMP for 59 days affect the total revenue. Owners unwilling to waive use of their units forfeit the revenue for 59 days inclusive. Paul Lermite will send letters to owners letter of notice together with the RCMP security form application for owners.
- d. Walsh King Invoice (audit fees) – Carl to follow-up why higher fees were charged to PVL. Audit fees from 2005 to 2008 were compared, in practice these fees were paid by the Strata Council (1/2) and the Hotel (1/2).
- e. Pemberton Valley Lodge – the hotel acquired a level 4 status out of 5 from the “Green” rating of hotels that foster “Green” practices such as recycling, eco-friendly material use,

hydro/gas saving equipment, etc.

- f. Financials – statements are delayed and will be delivered electronically by next week for the months of March/April, 2009. May results are on budget, future revenues are on budget in spite of the dismal economic environment. Expenses are within budget for the incoming months.

3. Kelly Tingley Report

Smooth transition from Atlific to Bell Star, apologies for statement delay, marketing PVL is in progress, golf package vacations to follow, press release and partnership announcements about PVL and completion of signed lease. Contact at Calgary office is Wendy for statement details and explanation.

Outstanding cheques will be noted, balance of bank account of \$3,826.69 will be transferred to new account and payees notified of change in account if needed.

4. Carl Van Noort

Owners' Weekend – October 16-17, 2009 (Friday/Saturday)

David & Laura's Bonuses – confirmed paid by David and Laura

Verify – Statements of Liability (transfer from Atlific to Bell Star) e.g. Receiver General, Government of BC, etc.

Cameron – current status (on vacation without pay for __ weeks)

Meeting was adjourned at 8:35 PM.

Recording Secretary-Cora Salvador