

Strata Corporation KAS 2662

Minutes of meeting of July 28th, 2014

In attendance: Mickey Patryluk, Richard Thomson, Kristin McCahon, Dave Willis, David MacKenzie

Call to order at 5:32 pm

1. Approval of agenda

Motion: Willis; Seconded: Thomson; Approved

2. Confirmation of electronically approved minutes

Motion: Thomson; Seconded: McCahon

3. New Business

a. *Owners' Weekend*

Discussion about upcoming 10th anniversary and whether we want to do anything special for the event. Also had discussion about council arriving early Friday and meeting then so that we could be fully present for the owners' functions on the Friday evening and Saturday.

Dates of Owners' Weekend: October 17th and 18th.

4. Reports

a. *From the PVL Owners' Management Company*

A. The hotel service fee has been successfully implemented.

B. Capital Projects

i. The upgrade of four studio suites to queen double rooms is complete.

ii. Box springs and mattresses throughout the Lodge have now been replaced with new ones.

iii. All burgundy sofa-beds have replaced. That particular color did not stand up to wear nearly as well as the green shade.

iv. The replacement of countertops in one and two bedroom units is close to completion. Our GM's ability to negotiate the best terms has resulted in having the sinks under-mounted with new faucet included in the original bid price for countertops only.

C. The Shaw wireless service has been improved and the connectivity is the best offered in the area. With phones now switched to Shaw as well, our internet, cable and telephone services are with one provider.

D. As previously mentioned, the life of the heat exchangers for the pool and hot tub is coming to an end. There is ongoing research into the most practical and cost effective way to move forward in replacing these items. The temporary fixes of last winter will not carry us through another.

- E. The pool deck has been completely resurfaced with an attractive and long wearing product and we are no longer in breach of health regulations as was the case when we were dealing with the persistent crack in the former surface.
- F. Our ongoing marketing of Pemberton as a destination has resulted in 32 wedding bookings this summer. They are a part of our very successful summer with a return of some film activity. Local infrastructure projects, corporate stays, and golf packages are among the others, as well as a seniors' tour that we hosted which included a dinner served to the guests.
- G. In a recent severe windstorm, the pylon signage closest to the highway blew over completely. Posts had simply been dug into the ground without the typical protection and they essentially snapped off. The metal portions and lighting system were so badly damaged that they are beyond repair. We do have insurance for these unexpected events but will be responsible for the deductible portion. Again, careful research is underway to ensure the most cost effective and excellent product is installed.
- H. There were two court days in May devoted to the small claims action against the Adara Hotel. The trial was then adjourned, to be resumed on August 19th.

b. *From the Treasurer – Strata KAS 2662*

There is \$315 left on the mortgage.

Discussion about strata fees and whether they should be reduced in 2015.

Motion to receive Treasurer's report: Willis; Seconded: Thomson; Approved.

- c. With Mickey in absentia, the remaining council members discussed finding an appropriate and tangible gesture of thanks to Mickey for her extensive work on the Adara file, her overall involvement in Council and, more recently, the management corporation. It was motioned, seconded, and approved that we would purchase a gift for Mickey in recognition of her contributions over the years, to be funded from the council remuneration strata council budget line item.

5. Motion to Adjourn: Kristin McCahon at 9:20 pm