



STRATA CORPORATION KAS 2662

Meeting Minutes

May 25th, 2015

Present:

Mickey Patryluk

Richard Thomson

Kristin McCahon

Dave Willis

Mary Roberts

Val Johnson

Staff: David MacKenzie

Call to order at 5:32 pm

1) Motion to approve agenda: Kristin. Seconded: Val. Approved.

2) Approval of minutes of March 16th: Approved

3) **Strata Management**

WRM has now moved everything over to PVL. David reported that WRM dropped off all paper files to the Lodge. Our new Strata Accountant, Doug Hartman will set up the books for the Strata. The relevant bank accounts have also been set up and the owners' strata fee payments are coming out of the owners' monthly revenue. Automatic payments will no longer be drawn from the owner's bank account.

4) **Expense Claims Procedure**

a) For the benefit of new Council members, expense claims were explained and all were reminded to adhere to the policy and use the appropriate claim form.

b) After discussion it was agreed that we continue to deduct OMC Director expenses from OMC revenue and strata council member expenses from strata revenue.

Overall agreement that we are to keep the OMC expenses together with OMC revenue and keep strata expenses with the strata budget. Both budgets will include

a line item for anticipated expenses.

6. Council Honorariums

New members were informed of the \$6,000 allocated in the budget to pay honorariums to those sitting on council.

7. Move to adjourn: Willis

Meeting adjourned: 6:25 pm.

PVL Owners Management Corporation

1. General Manager's Report

- a) All studio suites have now been fitted with new stone countertops and ceramic cooktops. This completes the countertop upgrade to all suites in the Lodge.
- b) The painting of suites is almost complete, with just the third floor left. Hallways and other common property will be undertaken later this month. This is the most extensive painting project since the Lodge opened.
- c) For the fourth consecutive year, Pemberton Valley Lodge has been awarded the TripAdvisor 2015 Award of Excellence, recognition granted to only 10% of hotels worldwide!

2. Mickey Patryluk provided a summary of our successful small claims action against the Adara Hotel. We have extended thank you gifts to the two lawyers, Ryan Patryluk of MEP Business Counsel, and David Penner and his firm Gall, Legge, Grant and Munroe who helped us during the three year process.

3. Meeting adjourned: 7:30 pm