



STRATA CORPORATION KAS 2662

Meeting Minutes

October 23, 2015

Present: Mickey Patryluk; Richard Thomson; Kristin McCahon; Dave Willis; Val Johnson

Absent: Mary Roberts

Staff: David MacKenzie

Call to order at 2:10 pm

- 1) Agenda adjusted to include the strata financials item.
Motion to approve revised agenda: Richard. Seconded: Val. Approved.
- 2) Approval of electronic minutes of August 30th
Motion to approve minutes: Richard. Seconded: Mickey. Approved.
- 3) **Planning for Owners' Weekend meeting on Oct 24th**
Agenda for Oct 24th meeting handed out and discussed.
Note that attendance at the Owners' Weekend is lower this year than in other years.
Various reasons for the lower attendance were suggested; no action required.
- 4) **AGM roles and responsibilities**
The 2015 AGM will be held on February 25, 2016 at the Holiday Inn in North Vancouver.
The PVL secretary (Kristin) is to put together the AGM materials.
- 5) **Shareholder resolution**
As provided for in the Business and Corporations Act, KAS 2662, as the sole shareholder,
waived the PVL OMC annual general meeting for 2015. Moved: Patryluk; Seconded:
Thomson. Carried.
6. **Strata financials**
David provided the PVL profit and loss statement and the KAS2662 balance sheet. David
will go over these with Treasurer Dave Willis so that he can verify the numbers.

7. Other business

David MacKenzie has been elected President of the BC Hotels Association for a two-year period.

8. Motion to adjourn: Val. Meeting adjourned: 3:03 pm.

PVLOMC Report

1. General Manager's Report

- a. The September financial summary and the yearend forecast were presented and discussed.
- b. The room painting is finished and now the last stages of painting are underway in the common areas: parkade, elevator lobby, and stairwells.
- c. The Directors authorized the GM to continue to work on finding the best deal on acquiring a skid steer. The one previously under consideration was sold.
- d. The Directors authorized the GM to explore means by which we can improve the guest wifi experience. More technology is bringing increased guest expectations, from both corporate clients and families.

2. **The PVLOMC Annual Report** has been filed with the Registrar and all documents are up to date. Our minute book is now housed at the MEP Business Counsel law firm as a result of the closure of the Heenan Blakie law firm.

A summary of recent major operational events includes:

- a. the payment in full of the balance of the lobby mortgage
- b. the termination of our relationship with Whistler Resort Management
- c. the decision in our small claims action vs. the Adara Hotel, where the Court found in favour of our full claim of \$25,000 and dismissed all but a few hundred dollars of the defendants counterclaim of \$25,000.

3. The criteria for the quarterly accounting review have been established by the Treasurer, General Manager, and outside accountant.

4. The capital needs assessment is ongoing and the results will be discussed in the 2016 draft budget review.

Meeting adjourned: 4:10