



STRATA CORPORATION KAS 2662

Meeting Minutes

July 28th, 2016

Present: Mickey Patryluk; Richard Thomson; Kristin McCahon; Dave Willis; Val Johnson
Absent: Mary Roberts
Staff: David MacKenzie

Call to order at 5:32 pm

- 1) Motion to approve agenda: Val Johnson; Seconded: Kristin McCahon; Approved.
- 2) Motion to confirm electronic approval of minutes of May 29th meeting.
Moved: Kristin McCahon; Seconded: Richard Thomson; Approved.

3) **PVL Owners' Management Corporation (OMC)**

General Manager's report

- a. June numbers: The Lodge has had the best June ever for the past few years: a record month and a record payout, even with the pay-down of the parking lot loan. Here are the numbers for comparative purposes:

<u>Year</u>	<u>Revenue</u>	<u>Occp %</u>	<u>ADR</u>	<u>RevPar</u>	<u>Payout</u>
2013	\$149,957	45.18%	\$128.62	\$58.10	\$58,547
2014	\$230,459	64.43%	\$139.90	\$61.56	\$135,042
2015	\$185,192	47.69%	\$139.16	\$72.03	\$88,508
2016	\$288,915	69.88%	\$162.13	\$113.30	\$138,477

- b. **Fiber Optic Install**

Our GM is working with Telus on an install date of early fall with completion by late fall. This will upgrade our TV programming to Optic TV and improve the reception as well as upgrade our internet service to the fastest speeds available.

- c. **Unit Sales**

Since March, there have been sales of six units. There were eight units total listed this past winter but two have removed their listings and nothing further is on the market at this time.

d. **Furniture Upgrades**

As per our capital cost upgrades, this year we have now completed the replacement of all burgundy soft chairs as well as new coffee tables and sofa benches in all one bedroom suites. The old TV cabinets have been removed and the televisions are all mounted to the wall.

e. **Water Treatment**

The Village of Pemberton is proceeding with the installation of a soda ash treatment facility for the municipal water supply. This may alter the water at the Lodge and improve upon the current conditions. We need to see the results of this action before we proceed any further with our own system as this may only cause redundancy.

f. **Parking Lot Loan**

We continue to pay down the loan on the parking lot and as of today here is where we stand:

\$71,736.00

\$2917.00 (July Payment)

\$20,000 (June bulk Payment)

\$48,819 (Balance as of June 30/16)

g. **Staffing**

Staffing has been challenging over the last few weeks. Laura has been injured, but has now returned to work. Another staff member has left and we are actively advertising/interviewing a replacement.

Reminder: The date for the Owners' Weekend has been set: October 21st and 22nd.

Meeting adjourned: 6:27 pm