



STRATA CORPORATION KAS 2662

Meeting Minutes

January 16, 2018

Present: Mickey Patryluk; Richard Thomson; Mary Roberts; Dave Willis
Staff: David MacKenzie

Call to order at 6:32 pm

- 1) Motion to approve agenda: Willis; Seconded: Roberts. Approved.
- 2) Motion to approve minutes of December 2, 2017:
Moved: Roberts; Seconded: Willis. Approved.
- 3) Timely communication response among Council members
 - a) Target is to reply within 24-48 hours; if that is not possible, let the originator know why and when to expect response.
 - b) Schedule bi-monthly meetings on the same day of the month (e.g., second Monday) to deal with predictable calendar items and any other topics.
- 4) Property assessments
Mickey to continue the conversation to see if the assessments office will consider adjusting assessments downward on all three types of units, but especially on one-bedrooms, as that is out of line with the value of recent sales. If unsuccessful, we will lodge an appeal (deadline is January 31), and David MacKenzie and Dave Willis will make an appeal presentation in Vancouver at the appropriate time .
- 5) AGM preparation
Package will go out on or before Feb. 11 for
AGM Feb. 27 6:30 pm at Holiday Inn, 700 Old Lillooet Rd. North Vancouver

6) Owner Use Fee

Raise the daily owner use fee to \$25/day effective July 1, 2018 with a review after one year.

Rationale: Our fee has been unchanged since the hotel opened and no longer even covers the administrative cost of making a booking; similar strata properties in Sea to Sky have owner use fees ranging from \$45-\$70/night.

Moved: Roberts; Seconded: Willis. Approved.

7) OMC Report:

a) General Manager's Report:

- a. Gateway Village has been sold in its entirety and the new owner has applied to make it a residential-only strata. This may eliminate some competition in our market.
- b. The staffing situation continues to be a challenge, but we continue to advertise for more staff.

b) Budget

Motion to adopt the 2018 hotel operating budget. Moved: Patryluk; Seconded: Willis. Approved.

Meeting adjourned at 8:53 pm