



STRATA CORPORATION KAS 2662
Meeting Minutes

July 13, 2018

Present: Mickey Patryluk; Richard Thomson; Mary Roberts; Dave Willis

Staff: David MacKenzie

Call to order at 4:02 pm

- 1) Motion to approve agenda: Moved: Roberts; Seconded: Willis. Carried.
- 2) Motion to confirm electronic approval of minutes of April 18, 2018 meeting:
Moved: Willis; Seconded: Roberts. Carried.
- 3) For information: owner use issue has been resolved and slip and fall action is in the hands of the insurance company's legal counsel.
- 5) For information: Village of Pemberton has revised its zoning bylaws. Fortunately for us, though they eliminated permission for drive-thru restaurants in all other zones, they retained it for the zone we are in (C-5). They have also created some new regulations for short-term rentals (see below).
- 4) OMC Report:
 - a) General Manager's Report:
 - a. Bedroom makeovers are complete, with new headboards with integrated night shelves, making cleaning much easier on the housekeeping staff.
 - b. Now ordering materials for bathroom conversions from tubs to showers. The project will start in September and finish next year. Because our sales results have been so good, the FF&E account will be more than sufficient to cover this work.
 - c. Short-term rentals. Starting October 1, provincial sales tax of 10% will apply to all short-term rentals. This levels the playing field somewhat, and will purge the system of illegal units (which Airbnb is also trying to do), as operators will now be visible to the government. Gateway Village now calls itself Gateway Residences. They can continue with short-terms rentals per the new zoning bylaw, but they will come under the new tax regulations.

Meeting adjourned at 4:44.

Respectfully submitted,

Mary Roberts