



STRATA CORPORATION KAS 2662
Meeting Minutes

September 25, 2021

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

Meeting called to order at 1:13 pm

1. Motion to approve agenda; Willis/Thomson. Carried
2. Motion to confirm electronic approval of May 20th meeting: Roberts/Willis
3. Depreciation report status: David will update by early in the new year.
4. We will meet next on Dec. 4, either in Vancouver in person or by zoom.
5. Dave Willis, our Treasurer, reviewed duties of directors.
6. OMC report
 - a. GM's report
 - July and August have been very good months owing to wise management of rates.
 - We are continuing to encourage direct booking.
 - Staffing:
 - o Our full-time maintenance person has returned.
 - o Anna is back in Pemberton full-time with responsibility for sales and the front desk.
 - o All staff have been vaccinated.
 - We are in compliance with all regulatory requirements. We did not defer any payments this year (Hydro, tax, etc.)
 - We switched all chemicals/cleaning products from Diversey to P&G for lower cost and better performance.
 - The hotel is now cashless. If guests need cash, there is a new Scotiabank ATM in the lobby; all sofa bed mattresses have been replaced; the elevator pit has been resealed; moss was removed from the roof, which improves its life and substantially reduces the risk of ice-damming.
 - A new maintenance vehicle is needed; the purchase is approved up to \$40,000.
 - We must replace the pool boiler. At present, one large boiler serves the pool, hot tub, and pool deck heating. This high-capacity boiler requires a special certification to maintain. So the better plan is to procure two boilers: one for the pool and deck, and one for the hot tub. The combination is easier to maintain. Cost will be about \$50,000.

- Planning for 2022 budget: we are slightly below budget YTD, but a good December and recently improved rates may help. Travellers' booking horizons have become very short.
- Meeting adjourned at 4:08.

Respectfully submitted,

Mary Roberts