



STRATA CORPORATION KAS 2662
Meeting Minutes

February 28, 2022

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

Meeting called to order at 2:01 pm

1. Motion to approve agenda; Willis/Hollaar. Carried
2. Motion to confirm electronic approval of December 4, 2021 meeting: Roberts/Thomson. Carried.
3. Review of AGM agenda:
Meeting is by zoom. Mickey will chair. David will check attendance as people enter from waiting room.
All members of the Strata council are agreeable to continuing.
Strata fees remain unchanged for this year.
OMC and Property Mgt. Co. federal tax filings have been done.
4. OMC Report
 - a. 2022 budget. Re 2022 capital budget: some kitchen cabinets need to be resprayed; the air-handling system for the lobby is beyond the end of its useful life; it will be replaced for the comfort of guests and staff.
David has found ways to increase projected revenue since the preliminary budget was presented in December.
Motion to accept the 2022 budget. Willis/Thompson. Carried.
- B. GM's Report
New Maintenance Manager is working out very well.
New boiler parts have arrived.
There is a transit strike at the moment, so some staff can't get to the hotel; carpools have been arranged.
An ongoing issue with cost of staff, as wages continue rising around us.

Meeting adjourned at 6:33.

Respectfully submitted,

Mary Roberts