



STRATA CORPORATION KAS 2662
Meeting Minutes

June 15, 2022 By Zoom Virtual Conference

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

Meeting called to order at 4:01 pm

1. Motion to approve agenda; Roberts/Thomson. Carried
2. Motion to confirm electronic approval of Strata/OMC minutes of February 28: Roberts/Patryluk. Carried.
3. Motion to confirm electronic approval of Strata KAS 2662 AGM minutes of March 3: Thomson/Roberts. Carried.
4. Changes to Pemberton Dyking Taxes
This tax increased substantially this year. Flood mitigation has now become more important, and the dyking authority's finances have been stretched. It is probably not in our interest to fight this, as the increases appear legitimate.
5. Owners' weekend
Because COVID 19 still lingers; we have many distant owners; and the increasing costs of hosting a weekend, we will not hold an owners' weekend this fall.
6. OMC Report
 - a. The required annual reports for the OMC and the property management company have been filed. The law firm we have been using is in the process of digitizing all the corporate minute books. Our original minute book is in safe keeping at the Lodge.
 - b. GM's report
 - The new pool boiler is up and running. The safety inspector was very complimentary about its location and venting.
 - The transit strike has just ended; lack of buses on the highway has presented challenges for people trying to get to work at the Lodge.
 - The property across the highway has made application for a development permit for a 5-story mixed-use housing building, an attempt to relieve the housing problem in Pemberton.

- The industry as a whole seems to be recovering faster than expected. Our occupancy is only a bit soft, and ADR is up significantly. We are still good value compared to Whistler. Groups have not really come back yet, though the wedding segment is good. Americans are coming back slowly, as border restrictions lift.
- We now have an additional summer maintenance person so balcony railing painting will be the focus over the season.

Meeting adjourned at 4:50.

Respectfully submitted,

Mary Roberts