



**STRATA CORPORATION KAS 2662**  
**Meeting Minutes**

October 27, 2022 By Zoom

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

Meeting called to order at 6:33 pm

1. Motion to approve agenda; Hollaar/Willis. Carried

2. Motion to confirm electronic approval of minutes of June 15, 2022; Roberts/Hollaar. Carried.

3. Depreciation Planning

David expects to provide a full report at the December meeting. He noted that it is very difficult right to get tradespeople to quote and to find contractors.

Most maintenance needs are addressed routinely through the year. Upcoming big items are exterior painting and roofing.

4. OMC Business

General Manager's Report:

All balconies were painted over the summer. We now have 2 1/2 maintenance people—a great help.

Anna has moved away owing to housing problems, but it still doing sales work ten hours/week, covering wedding and filming.

We had a very busy summer. We could have used more front desk and housekeeping people; everyone in the industry is looking to fill the same sorts of jobs, so it's challenging.

The Harrow Road project, five story affordable social housing, has been approved by the Village Council.

Insurance renews Dec. 1. We expect our premium may drop somewhat.

Occupancy is coming back, though still not to peak levels, as we're still missing US and International traffic. Rates are up, as they are across the industry, producing good returns for us. Whistler is still much more expensive than we are.

There is improving pickup on mobile key and check-in.

We reviewed the draft budget for 2023.

5. Email Concern

Because bad actors relentlessly use spam and phishing to fraudulently access email, we are reminded to exercise caution in protecting our information and in responding to incoming messages. David will confirm that all of our individual addresses within the PVL group address are accurate. Please also advise him if you make any change to your personal email.

6. December meeting

We will meet at l'Hermitage in Vancouver 2:30-5:30 December 3, dinner to follow.

Meeting adjourned at 7:50.

Respectfully submitted,

Mary Roberts