



STRATA CORPORATION KAS 2662
Meeting Minutes

December 3, 2022

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

Staff: David MacKenzie

Meeting called to order at 4:01 pm

1. Motion to approve agenda; Willis/Thomson. Carried
2. Motion to confirm electronic approval of minutes of October 27, 2022; Roberts/Hollaar. Carried.
2. Appreciation gift
Council approved recognizing the volunteer help over many years from Ryan Patryluk providing legal assistance. David will organize sending a thank you card and gift.

4. 2023 AGM

Motion to hold the AGM on Thursday, February 23, 2023, at 7 pm in person in the lower mainland. Roberts/Hollaar. Carried.

A video conferencing ability for those not able to attend in person will be investigated.

5. OMC Business

General Manager's Report:

The new heat cable in the roof valleys should prevent water problems resulting from ice dams and snowmelt.

Depreciation report: David is working to update the previous report as there have been many upgrades and changes in costs. The report will be completed before the end of January.

Flooring upgrades will take place in twelve rooms; PTAC replacements continue. The pool loungers will need to be replaced for the coming season. There are 26 units with sofa beds, all of which need replacing, as the mechanical parts are no longer repairable. Four EV charging units will be added in the garage in addition to the three Tesla units there already.

We had a very good summer and fall, even though we are still missing US and International traffic and convention business. Rates are up, as they are across the industry, producing good returns for us. The hospitality industry has rebounded more quickly than expected, and BC is leading the country.

Staff recognition: David reported that he regularly shows appreciation for achievement and length of service as appropriate, basing what he offers on what individuals' commitment and contributions.

Labour is still one of our biggest challenges as the whole region is at a staffing deficit. We have increased our wages significantly to attract and retain our key staff. Lack of affordable housing is the largest contributing factor to this shortage.

As previously reported, the BC and Alberta Hotel Associations have formed a for-profit company which will focus on Captive Insurance working to provide a pooled insurance solution for the industry. We expect that this will reduce our costs starting in 2023.

EDI (equity, diversity, inclusion) is becoming ever more important in Canadian society especially in view that 50% of our staff are Indigenous. PVL has adopted practices and policies working toward more equity, diversity, and inclusion in our workplace.

We have a \$60,000 Covid loan from the federal government, of which 40,000 must be repaid. We have the cash in hand, but the due date is not until the end of next year. David will invest it in an interest-bearing account until then.

A question raised about Council honorariums has been tabled to the next meeting.

6. Budget 2023

Motion to approve the 2023 budget as presented, with the addition of items discussed in camera. Willis/Thomson. Carried.

Meeting adjourned at 5:30.

Respectfully submitted,

Mary Roberts