

MINUTES OF 2023 ANNUAL GENERAL MEETING

STRATA CORPORATION KAS-2662

“PEMBERTON VALLEY LODGE”

HELD: Thursday, February 23, 2023 at 7:00pm
Holiday Inn North Vancouver and by Zoom

PRESENT: The Owners of Strata Plan KAS 2662 “The Pemberton Valley Lodge,” as per the Registrations sent to David
David MacKenzie (PVL staff)
Chairperson: Mickey Patryluk

A quorum was not initially present in person and by proxy. Our bylaws specify a half-hour wait, after which the Strata meeting can proceed. In that waiting time, the OMC meeting portion of the agenda was covered, chaired by Strata President Mickey Patryluk.

PVL Owners’ Management Company

1. OMC President’s Report: Richard Thomson

Richard offered his thanks to management, staff, and the Council for the excellent year we had in 2022.

He mentioned the wisdom of appreciating and supporting our staff. In these days of staff shortages everywhere, they are doing a great job. When owners are in the hotel, it’s important we be patient and understanding when little problems arise.

2. Treasurer’s Report: Dave Willis

Dave reviews the statements monthly with David. Revenue was up 8% from 2021 and the bottom line was up 8%. These are fantastic results, produced despite lower occupancy.

Our January and February 2023 results were “gangbusters.” This is mostly a result of domestic travel. We hope this boom continues and that we add more from the US segment.

3. General Manager’s Report: David MacKenzie

We are having the best first quarter ever. Our rates have increased relevant to our increase in expenses and we have experienced little to no rate resistance.

Upgrades:

Mobile check-in/check-out are part of our normal practice now. We are pursuing the installation of a kiosk in the lobby to eliminate contact with staff.

A new pool boiler was installed, producing savings in fuel costs. The inspector was very positive about how/where it was installed as well as commented on its efficiency.

The second half of the sofa beds have been replaced; some flooring has been replaced, selected kitchen cabinets are being refaced, and we are doing more painting. We have retained two full-time maintenance people, allowing us to get more done.

Conclusion of OMC portion.

STRATA KAS 2662

The meeting was called to order at 7:41 pm.

Approval of Notice of Meeting dated February 9, 2023

Moved: Dave Willis Seconded: Lee Hollaar. Carried.

Approval of Agenda

Moved: Mary Roberts; Seconded: Dave Willis. Carried.

Approval of the minutes of the 2022 AGM held March 3, 2022

Moved: Lee Hollaar; Seconded: Frank Ingham. Carried

Reports from Council

Chairperson's Report (Mickey Patryluk)

We are under hybrid regulations, partly controlled by the Strata Act, and partly as a corporation. Mickey noted the quality of our Facebook presence. We continue to move to decrease the role of third parties in our bookings, and encourage guests to book directly with the hotel. Mickey thanked her fellow Council members, who are all serving to further the success of the Lodge.

Insurance Report (Dave Willis)

Insurance is the main expense of the strata. In 2023 there was a slight reduction in our premium due to lower claims during the pandemic.

Review of the Financial Statements for 2020

Strata Treasurer Dave Willis briefly reviewed the strata financial statements. We finished the year with a slight deficit (\$886.64) incurred as a result of a new provincial government requirement to submit a "Transparency Report" which necessitated several hours of legal work.

Special Resolution

01-23: Transfer of Operating Surplus

Moved by Dave Willis; seconded by Mickey Patryluk as follows:

BE IT RESOLVED in accordance with the Strata Property Act section 10S by a 3/4 vote the Owners of Strata Plan KAS-2662, "Pemberton Valley Lodge" approve the carry-over of the 2022 fiscal year operating deficit of \$886.64 to the 2023 Operating Budget.

Carried.

Approval of the Operating Budget for Fiscal Year Ending Dec 31, 2021

Moved: to approve the budget as presented in the meeting package: Dave Willis; Seconded: Frank Ingham. Carried.

Election of 2020 Strata Council

There were no nominations from the floor; present members agreed to serve again. Therefore, the following owners have been elected to the strata council by acclamation: Mickey Patryluk, Lee Hollaar, Mary Roberts, Richard Thomson, and Dave Willis.

Motion to adjourn: Lee Hollaar/ Frank Ingham. Carried. Meeting adjourned at 8:00.

Respectfully submitted,
Mary Roberts