



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

February 23, 2023      In-person and by Zoom

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

Meeting called to order at 3:41 pm

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

2. Motion to confirm electronic approval of minutes of December 3, 2022: Roberts/Patryluk. Carried.

3. Review of AGM package.

4. Owner Use Fees

Lee suggested revisiting owner use charges. Being out of the rental pool is costly. This is an item for a future agenda.

5. OMC Business

GM's report

- David has updated the depreciation report and included pictures. It is posted on the owners' portion of the website.
- He is negotiating on new EV chargers, hoping to finish by late spring installing four new EV Chargers next to the Tesla ones in the Parkade.
- We are in the process of developing a new website as our current one is over 12 years old. We hope to launch the new site by mid-summer. The new platform will also provide better analytics.
- Labour/staffing. We have solid core staff, though we are always hiring. 50% of the staff have already used their five sick days provided for the year. Landon on the front desk is very capable and has been promoted to Operations Manager. Tanya is now Director of Operations. This structure is intended to provide a succession path for employees and keep our younger staff interested.
- In keeping with the succession plan David's title will be changing to Managing Director. He does much more than manage the hotel, engaging in real estate issues, regulatory submissions, etc.

- There has been so much in the news recently about four-day work weeks that staff are now interested in this idea. David will be investigating to see if this is feasible given, we are a 24/7 operation.
- Business pace is steady and expected to continue into spring and summer. Wedding and group business is strong as ever as well as the return of the film business.
- We continue to get positive guest satisfaction reviews. We have not had pushback on higher rates. Note the Holiday Inn has gone from \$149/night to \$229 in a year.

Meeting adjourned at 5:15.

Respectfully submitted,

Mary Roberts