



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

November 6, 2023 at Pemberton Valley Lodge

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

Meeting called to order at 12:45 pm

1. Motion to approve agenda; Willis/Patryluk. Carried
2. Motion to confirm electronic approval of minutes of April 13 council meeting. Roberts/Hollaar. Carried.
3. Depreciation report update  
Report has been finalized and posted.
4. Provincial short term rental legislation  
BC now has the strongest legislation in Canada. The BC Hotel Association was instrumental in getting it in place. It gives local governments more power for regulations and enforcement. Businesses are suffering labour shortages primarily caused by the lack of rental housing. David has requested the Village of Pemberton opt into this new provincial legislation.
5. OMC Business  
Treasurer's Report  
Dave presented information and comparable charts on our key performance indicators and showed we are performing extremely well. Rate yielding has proven to be effective in managing rates and achieving higher revenues.  
We discussed preliminary 2024 budget figures and will finalize at the December meeting.

**GM's report**

2023 is already a record year, even though international travel and convention business haven't resumed and the US hasn't returned to pre-Covid levels. Our primary driver is the domestic market making up for missed travel during Covid known as "Revenge Travel". Forest fires, climate change, and inflation as slowing demand and we will monitor as we head into 2024.

We continue to encourage booking direct; Expedia and [booking.com](https://www.booking.com) take up to 27% in commissions, and it's more cost effective for travellers who book direct.

We are experiencing the best staff retention ever as a result of our HR plan raising wages, implementing a group RRSP program and the enhanced health benefits.

The \$60,000 through the Canada Emergency Business Loan program during Covid has been repaid. As we were in good standing under the program we only had to repay \$40,000.

The \$200,000 we receive as the HASCAP program is being repaid monthly now down to approximately \$166,000.

David requested our approval for the purchase of a snowblower attachment for the Skidsteer to enhance snow clearing capabilities as we are seeing larger snow events year over year.

The cost is approximately \$30,000, including new controls in the cab of the machine. Approved.

Our domestic hot water system is now 20 years old and 2 of the 3 tanks are at the end of their life. David investigated several new system alternatives and recommended twining the new pool boiler to increase efficiency and relocate to the parkade.

Motion: Whereas the water heating system at PVL has already experienced incidents of failure, which result in costly damage because the system is housed in the attic, and after 20 years we can no longer rely on its performance, we are advocating a system that is reliable, more efficient than the current heaters, and will be incorporated with the current pool heater so as to provide backup for both systems," therefore:

Moved : Mickey Patryluk, seconded: Richard Thomson, that the amount of \$125,000 be approved to purchase a new system to be located in the parkade. Carried.

Four new EV charging stations have been installed in the parkade, and two replaced on the surface parking. They are already being used frequently.

The new website should be up before the end of the year as we are proofing through all the pages of information and editing accordingly.

A refresh of fitness studio is underway with new wall covering, lighting and flooring. This will be complete before the holiday season.

## 6. Other

Next meeting Dec. 2 in Vancouver

Meeting adjourned at 3:42.

Respectfully submitted,

Mary Roberts