



August 28, 1886

Ryan Sparks
Peak Accommodation & Management
3320 Village Way
Sun Peaks, BC V0E 1Z1

Dear Ryan,

On August 21, 1997 the Sun Peaks Mountain Resort Association Board of Directors discussed the SPMRA's Code of Ethics and Standard of Practice. It was agreed by the Board that all SPMRA members are expected to operate in accordance with the code of ethics and that any breach of these ethics will be taken extremely serious.

In the past 6 months, I have received numerous letters of complaint regarding your conduct. As the Executive Director of the SPMRA, I am issuing you notice that any further transgressions of the SPMRA code of ethics will result in expulsion from the SPMRA membership. Please be aware that you are not the only recipient of this notice.

Thank you for your attention to this matter.

Yours sincerely,

Mike Duggan
Executive Director
Sun Peaks Mountain Resort Association



Sun Peaks Mountain Resort Association ('SPMRA') Code of Ethics and Standards of Practice

These articles establish guidelines that all Sun Peaks Mountain Resort Association members should strive to obtain in an effort to raise the level of professionalism and value of service within our lodging industry.

Article 1

In the interest of promoting cooperation and enhancing their professional image, SPMRA members should refrain from making false or misleading statements or unsolicited criticism of other individuals or companies working within the vacation rental industry and if an opinion is sought about another vacation rental practitioner, their business or their business practices, any opinion should be offered in an objective, professional manner.

Article 2

SPMRA members should endeavor to eliminate any practices which could be damaging to the public or bring discredit to the vacation rental industry.

Article 3

SPMRA members should endeavor to set a positive example for the industry by scrupulously abiding by all Provincial laws and Realtor regulations which govern vacation rentals and the ethical conduct of the vacation rental industry. Members should be proactive regarding establishments and change of policies and procedures regulating the vacation rental industry at the local, provincial and national level.

Article 4

SPMRA members should endeavor to share their experiences with other members of the vacation rental industry with the express goal of elevating the overall level of service performed and resultant public perception of the value of the industry generally.

Article 5

SPMRA members should seek no unfair advantage over competitors and should conduct their business so as to avoid controversies with other in the vacation rental industry.

Article 6

SPMRA members should protect and promote the interests of their owners/clients and treat their tenant/customers honestly and fairly.

Article 7

SPMRA members should avoid exaggeration, misrepresentation or concealment of pertinent facts relating to a specific property to all affected parties including actual or potential owner/clients and tenant/customers.

Article 8

SPMRA members should not deny equal professional services to any persons for reasons of race, color, religion, sex, handicap, familial status or national origin. Members should not be parties to a plan to

make discriminatory decisions such as selective availability based upon the above criteria.

Article 9

SPMRA members should maintain a level of competent service in keeping with the highest standards of the vacation rental industry. Members should not present themselves as having expertise in fields beyond their abilities and should not undertake to provide professional services concerning a property or its value where they have a present or contemplated interest unless such interest is specifically disclosed to all affected parties.

Article 10

SPMRA members should not recommend or suggest to a client or customer the use of service of another organization or business in which they have a direct interest or receive a fee without disclosing such interest at the time of recommendation.

Article 11

SPMRA members should present an accurate picture of rental offerings in all advertising and representations to the public and should not advertise specific properties without authorization by the owner.

Article 12

For the protection of all parties, SPMRA members should assure that all financial obligations to owners and tenants be in writing in a form which expresses the exact agreement including any terms or conditions. A copy of each agreement should be provided to the respective party upon signature of such agreement.

Article 13

Signs giving notice of property available for lease or rent should not be placed on a property without consent of the owner. Sign design and placement should be in compliance with local zoning requirements and association rules and regulations.

Article 14

SPMRA members, prior to entering into a relationship with a property owner, should make a reasonable effort to determine whether the prospective client is subject to a current, valid exclusive agreement with another rental management firm to provide the same type of rental services.

Article 15

SPMRA members should endeavor to operate in accordance with these Code of Ethics and Standards of Practice. Failure to do so may result in expulsion from the SPMRA and prohibit participation in its member activities.

I, _____ of _____ on _____ hereby
(name) (property) (date)
agree to operate and abide by the terms and conditions noted in the above SPMRA code of Ethics and Standards of Practice. I understand that failure to do so may result in loss of membership in the SPMRA and the benefits and programs that membership represents.

**Sun Peaks Mountain Resort Association
Board of Directors Meeting
August 21, 1997**

Present: Darcy Alexander, Director
Don Murray, Director
Jay Leslie, Director
John Gossage, Director
Norm Huddlestone, Director
Peter Alder, Director
Ron Burton, Director/Treasurer

David Deol, Four Points Sundance Lodge
Tamar Sivucha, Sun Peaks Resort Corporation
Mike Duggan, Executive Director
Leanne Walker, Recording Secretary

Meeting called to order at 1:05 PM by Chairperson, Darcy Alexander.

Darcy Alexander introduced the new appointed Director from the Sun Peaks Resort Corporation, Ron Burton. In addition, he introduced Tamar Sivucha, new Sales Manager for the Sun Peaks Resort Corporation. She is attending this meeting to help her understand the SPMRA's role within the resort.

1) APPROVAL OF PREVIOUS MINUTES

Peter Alder requested that the previous minutes be amended to note that he obtained to the 1% increase of the central reservations' commission that would be allocated to the new central reservations' system.

motion by Peter Alder "that the Board of Directors meeting minutes of June 25, 1997 be approved as amended."

seconded by Norm Huddlestone

vote carried unanimously

2) BUSINESS ARISING FROM PREVIOUS MINUTES AND COMMITTEE MEETINGS

Sports Centre Committee

deferred until agenda item 4) Financial Report

Reservations System

Mike Duggan noted that the new reservation system is set up in the SPMRA's reservation office and will be operating September 1, 1997. The SPMRA will host an open house for those wanting to view the new system.

Extraordinary Contributions

Mike Duggan noted that the SPRC will contribute \$100,000 and the hotel community will match this amount. Mike Duggan will circulate a draft plan next week to the Board and the Sun Peaks hotels.

Confirmation of Secretary and Treasurer for the SPMRA

Darcy Alexander recommended that Ron Burton be appointed Treasurer of the SPMRA. In addition, it was agreed by the Board that the appointment of the Secretary be deferred until after the 1997 AGM, when the new Directors are present.

motion by Peter Alder that "Ron Burton be appointed Treasurer for the SPMRA."

seconded by John Gossage

vote carried unanimously

4) FINANCIAL REPORT

Monthly Statement

Ron Burton reviewed the submitted report.

Sports Centre

It was agreed by the Board that with the special assessment noted in the budget for the Sports Centre, that the Sports Centre Committee recommend a discount for SPMRA members (as know in the SPMRA owner's database). This will be announced at the SPMRA 1997 AGM.

motion by John Gossage that "the Board accept the special assessment for the Sports Centre budget."

seconded by Jay Leslie

vote carried unanimously

Approval of final 1997 Budget

motion by Peter Alder "to approve the revised SPMRA annual budget as submitted August 20, 1997."

second by Norm Huddleston

vote carried unanimously

The Board requested to received an updated marketing report by early next week. In addition, it was also requested that the SPMRA have separate cost centres for the Sports Centre, Central Reservations and the Cablevision Company.

Approval of Audit 1996

motion by Peter Alder to "accept the 1996 Audit for presentation at the SPMRA 1997 AGM."

seconded by John Gossage

vote carried unanimously

motion by Peter Alder that "the Chairperson and the Financial Officer sign the Statement of Financial Position."

seconded Don Murray

vote carried unanimously

Outstanding Accounts - Cablevision

Mike Duggan reviewed the outstanding account with Sheridan Realty (strata management for the Peaks and Alpine Greens).

motion by Norm Huddleston that "the Executive Director send a registered letter to Mona Murray (Manager), at Sheridan Realty noting that payment for the installation of cablevision for the Peaks and Alpine Greens be paid within 30 days upon receipt of notice or the Peaks and Alpine Greens will be disconnected from the Sun Peaks Cable Company."

seconded by Don Murray

vote carried unanimously

The Board requested that a list of delinquent accounts be submitted at every Board of Directors meeting. In addition, it was clarified that the billing of assessments be done 1 month prior to the payable quarter and that payment is due on the first of every quarter. This will be clarified for members at the 1997 AGM. The Board agreed that a 1% interest charge of all outstanding amounts be enforced as per the Board of Directors meeting May 29, 1996, motioned by Peter Alder.

5) RESERVATIONS REPORT (Karen Crowther joined the meeting)

Reservation's Report

It was suggested by the Board that the report include charts and literature to define activity that would be easily used as part of the SPMRA marketing research.

Code of Ethics

resolution by Darcy Alexander that "the Code of Ethics (as submitted) be adopted by the SPMRA Board of Directors and be incorporated into the SPMRA membership guide."

vote carried unanimously

The Board agreed that the SPMRA hold those who sign the code of ethics accountable and that any breach of ethics will be taken extremely serious. The Executive Director will send a registered letter outlining the beach of ethics and it will be the discussion of the Executive Director what action(s) will be taken.

6) NEW BUSINESS

1997 AGM Agenda & Procedures

It was noted for the Board that the SPMRA 1997 AGM date had been changed and the new confirmed date is Saturday, September 13, 1997.

Jay Leslie, Non-Hotel Director, informed the Board that he has officially resigned as the Non-Hotel Director, effective September 13, 1997. A letter will be sent to all members as soon as possible to notify them that a Non-Hotel Director will be elected to complete the term of Jay Leslie (1 year term remaining). The Nomination Committee will be John Gossage, Peter Alder and Mike Duggan. The committee will meet directly after the Board of Directors meeting. In addition, the *draft* agenda for the 1997 AGM will include the following new agenda items: approval of last AGM minutes, election of a Non-Hotel Director (fulfill current term) and other business.

Insurance

Mike Duggan reviewed the submitted memo.

motion by John Gossage that "the SPMRA renew the Directors' Liability, Office Contents & General Liability and Cablevision Equipment insurance as recommended by the Executive Director."

seconded by Don Murray

vote carried unanimously

The entire Board acknowledged Peter Alder and Jay Leslie for all the work and commitment they have contributed to the SPMRA Board of Directors and wished them all the luck in their future endeavors.

7) NEXT MEETING

The next meeting for the Board of Directors will be September 13, 1997 at 9:00 AM at the Burfield Lodge (Darcy Alexander's office), at Sun Peaks Resort.

motion by John Gossage "that there being no additional business, the meeting be adjourned."

seconded by Don Murray

vote carried unanimously

APPROVED

DATE

PEAK

ACCOMMODATIONS & MANAGEMENT

Division of BC Alpine Vacations Inc.

Sun Peaks Resort, British Columbia, Canada

Telephone: (250) 578-2002
Cellular: (250) 319-0002
Facsimile: (250) 578-8579
Toll Free: 1-800-337-3257
www.netshop.net/sunpeaks/
GST/Import # 89 181 6399 RT

Saturday, September 13th, 1997

Peak Accommodations and Management, Division of BC Alpine Vacations Inc.
c/o Ryan KD Sparks, Manager / President
Manager's Box - 3320 Village Place
Sun Peaks, British Columbia, V0E 1Z1
CANADA

Sun Peaks Mountain Resort Association
c/o Mr. Mike Duggan, Executive Director
Suite 50 - 3150 Creekside Way
Sun Peaks, British Columbia, V0E 1Z1
CANADA

RE: Conduct of Ryan Sparks (letter: August 28th, 1997)

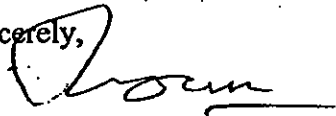
Dear Mr. M. Duggan,

Presently, I stand accused by the SPMRA, and its' executive director of being in violation of the Code of Ethics and Standard of Practice. Without any explanation of the violation of the Code of Ethics and Standard of Practice, I have no knowledge of the conduct you feel needs to be addressed.

The registered letter you sent me, August 28th, 1997, did not give any one specific instance where I or my company, BC Alpine Vacations Inc., may have been in violation of the SPMRA's Code of Ethics and Standard of Practice.

I am available at your earliest convenience to discuss any matter pertaining to the Code of Ethics and Standard of Practice.

Sincerely,



Ryan KD Sparks, Manager / President
Peak Accommodations and Management
Division of BC Alpine Vacations Inc.

Mailing Address: Peak Accommodations and Management, Manager's Box - 3320 Village Place., Sun Peaks, B.C. V0E 1Z1

Mountain Office: Snow Creek Village - Centre Building

Time: 14:59:19

Name: PEAK ACCOMMODATIONS AND MANAGEMENT LTD.

Incorporation Date: 12 APR.. 1996

Number of Principals: 2

Registered Office: 230 - 1210 SUMMIT DRIVE #114
KAMLOOPS, B.C.
V2C 6M1

Records Office: 230 - 1210 SUMMIT DRIVE #114
KAMLOOPS, B.C.
V2C 6M1

Director Name: ELLEN PACZKOWSKI
Address: BOX 52, JCT. HEFFLEY AND LAKESHORE RD.
HEFFLEY CREEK. B.C.
V0E 1Z0

Director Name: PETER PACZKOWSKI
Address: BOX 52, JCT. HEFFLEY AND LAKESHORE RD.
HEFFLEY CREEK, B.C.
VOE 120

Officer Name: ELLEN PACZKOWSKI
Position: SECRETARY
Address: BOX 52, JCT. HEFFLEY AND LAKESHORE RD.
HEFFLEY CREEK. B.C.
V0E 1Z0

Officer Name: PETER PACZKOWSKI
Position: PRESIDENT
Address: BOX 52, JCT. HEFFLEY AND LAKESHORE RD.
HEFFLEY CREEK, B.C.
V0E 1Z0

[illegible]

Date: 97/11/05

Firm Information

Time: 15:01:19

Year: 95
Number: 0186796

Firm Status: 1 (1 = Active
2 = Historical)

Style of Firm: PEAK ACCOMMODATIONS AND MANAGEMENT

Date of Filing Declaration: 19950918

Ltd Part. Termination Date:

Ltd Partnership (Y or N): N

Extra Provincial (Y or N): N

Dissolution Reg. Date:

Dissolution Date:

FI: 1

FC:

M: R T: FM FM11 - NO MORE INFORMATION TO DISPLAY
95/0186796

Sun Peaks Mountain Resort Association
November 11, 1997
Page 2

I would appreciate hearing from you at your earliest convenience so we may jointly come to resolution with this and other issues currently at hand.

If you require additional information or clarification, please do not hesitate to call me.

Regards,

PEAK ACCOMMODATIONS AND MANAGEMENT

COPY

Ryan K.D. Sparks
President/Manager

RKDS/hd

cc: Darcy Alexander, Sun Peaks Mountain Resort Association, Chair

PEAK

ACCOMMODATIONS & MANAGEMENT

Division of BC Alpine Vacations Inc.

Sun Peaks Resort, British Columbia, Canada

Telephone: (250) 578-2002
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Toll Free: 1-800-337-3257
www.netshop.net/sunpeaks/
GST/Import # 89 181 6399 RT

November 12, 1997

Mr. Mike Duggan, Executive Director
c/o Sun Peaks Mountain Resort Association
Suite #50, 3150 Creekside Way
Sun Peaks, BC V0E 1Z1

Re: "Peak Accommodations and Management Ltd."

Dear Mike:

'Peak Accommodations and Management Ltd.' is a company that was incorporated April 12th, 1996. This company does not have the same ownership or the same representatives as 'Peak Accommodations and Management'. My concern is that these two names are so similar that they could easily be confused or mistaken for one another.

'Peak Accommodations and Management' is a proprietorship solely owned by Mr. Ryan Kern Douglas Sparks, and is the operating company for 'BC Alpine Vacations Inc.' 'Peak Accommodations and Management' has registered their declaration of proprietorship on September 18th, 1995 at the Registrar of Companies in the Kamloops Court House. I have enclosed a copy of this declaration for your records.

'Peak Accommodations and Management Ltd.' is represented by two Directors and two Officers, Peter Paczkowski and Ellen Paczkowski. I have enclosed a copy of the 'Peak Accommodations and Management Ltd.' declaration for your records.

In my letter to you of September 13, 1997, I voiced an additional concern with regard to your initial letter of August 28, 1996. I still have not received any response as to my "misconduct" and would appreciate knowing what it is that Peak Accommodations and Management has done to warrant a registered letter in warning of such actions. Without knowing the particulars of the complaints received by you, I am unable to rectify the situation or even change my behavior/actions.

November 27, 1997 marks a new season for all of us, and I would like very much to resolve these issues prior to making a fresh start for the new season.

.../2

Mailing Address: Peak Accommodations and Management, Manager's Box - 3320 Village Place., Sun Peaks, B.C. V0E 1Z1

Mountain Office: Snow Creek Village - Centre Building



**Gillespie
Renkema
Burke**
LAWYERS

Suite 200, 121 St. Paul Street
Kamloops, British Columbia
Canada V2C 3K8
Telephone 250 374 4463
Fax 250 374 5250
Fax 250 374 0514
E-Mail GRB@Mail.Netshop.Net

W.D. GILLESPIE
J. HAROLD BURKE
JOHN E. BROADWAY
STEVEN P. DUMONT
JEFFREY G. FRANK
STEPHEN D. LAWHEAD

REX A. RENKEMA
FRANCIS S.M. BARNETT
GORDON D. HOFFMAN
JOEL R. GROVES
ERIN C. HUGHES

©Dentons Law Corporation

OUR FILE REFERENCE: JEB 19 0331 002

December 1, 1997

VIA FAX

SUN PEAKS MOUNTAIN RESORT ASSOCIATION
50 - 3150 Creekside Way
Sun Peaks, BC
VOE 1Z1

Attention: Mike Duggan

Dear Sir:

Re: Ryan Sparks - Peak Accommodations & Management - Division of BC Alpine Vacations Inc.

Please be advised that we act for Ryan Sparks and Peak Accommodations & Management, a division of BC Alpine Vacations Inc. Mr. Sparks has provided us with a copy of your letter dated August 28th, "1886" and his subsequent correspondence to you dated September 13, 1997 and November 12, 1997.

Mr. Sparks is very concerned about your letter. It appears that you have made a decision that Mr. Sparks has violated the SPMRA code of ethics and standards of practice and have based your decision on some correspondence you have received. Mr. Sparks is entitled to know the basis of this decision and details of the allegations that have been made. Accordingly, I would request the following information from you:

1. Copy of the By-Laws, procedures, or other documents which give you the authority to make such decisions on behalf of the association.
2. Copies of the "numerous letters of complaint" to which you refer, or other evidence which form the basis of your decision.

If you are not prepared to provide this information as requested, then we would demand an immediate retraction of your letter with an apology to Mr. Sparks.

We are also concerned by the following statements set out in your letter:

"Please be aware that you are not the only recipient of this notice".

This sentence suggests to me that copies of your letter were sent to parties other than Mr. Sparks. We would request your advice as to whether or not this is the case, and if copies have been sent then we would ask for details of the names of the recipients.

Your actions have been harmful to our client's business and are taken very seriously by him. If he is guilty of any transgressions, then he wants to ensure that his procedures and practices are changed.



Gillespie
Renkema
Burke
LAWYERS

SUN PEAKS MOUNTAIN RESORT ASSOCIATION

PAGE 2

We also wish to advise you that our client recently met with a prospective customer and was advised that the same customer had met with Mr. Peter Paczkowski who I understand to be on your board of directors. Apparently Mr. Paczkowski advised this customer that Mr. Sparks had received a letter regarding his unethical conduct and suggesting that the customer utilize the services of Mr. Paczkowski and his company as a result. Mr. Paczkowski apparently also advised this customer that he was on the Sun Peaks Mountain Resort Association board of directors, and therefore better able to meet the customer's needs.

Accordingly, it appears that your correspondence and decision are being published by a member of your own board of directors and used in a manner intended to harm Mr. Sparks and his business. We would suggest that such conduct is not appropriate for a member of the board of directors. Such publication could be considered to be defamatory rendering both the director and the SPMRA liable for the actions of that director.

Such action would also appear to be direct contravention of Article 1 and Article 5 of the Code of Ethics that Ryan of has been accused of violating. Would you please advise me as to whether the SPMRA is aware of and is condoning such actions by one of its directors. We would also appreciate your advice as to how this complaint will be dealt with.

We look forward to your very early response to this correspondence.

Yours truly,

GILLESPIE RENKEMA BURKE
Per:


JOHN E. BROADWAY

JEB:clt



**Gillespie
Renkema
Burke**
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STEPHEN D. LAWHEAD

REX A. RENKEMA
*FRANCIS S.M. BARNETT
GORDON D. HOFFMAN
JOEL R. GROVES
ERIN C. HUGHES

*Denotes Law Corporation

OUR FILE REFERENCE:

JEB 19 0331 000

December 16, 1997

DEC 23 1997

VIA FAX

SUN PEAKS MOUNTAIN RESORT ASSOCIATION
50 - 3150 Creekside Way
Sun Peaks, BC
VOE 1Z1

ATTENTION: Mr. Mike Duggan

Dear Sir:

Re: Ryan Sparks - Peak Accommodations & Management - Division of BC Alpine Vacations Inc.

May I please have a reply to my letter of December 1, 1997.

Yours truly,

GILLESPIE RENKEMA BURKE
Per:

JOHN E. BROADWAY

JEB★ako

cc Client



DAVIS & COMPANY

Business & Solicitors • Patent & Trademark Agents

ESTABLISHED 1893

P. ANTHONY MCARTHUR
Direct Line (604) 643-2950
E-Mail tmcArthur@davis.ca
File no. 32043-95468

VANCOUVER OFFICE
Telephone (604) 687-9444
Facsimile (604) 687-1812
Website www.davis.ca

December 18, 1997

By Fax

Mr. John R. Broadway
Gillespie Renkema Burke
#200 - 121 St. Paul Street
Kamloops, BC V2C 3K8

Dear Mr. Broadway:

Re: *Sun Peaks Mountain Resort Association ("Association") and Ryan Sparks*

This is to confirm we are lawyers for the Association. We recently received a copy of your December 1st, 1997 letter to Mr. Duggan of the Association. We are presently reviewing the matter and expect to be in contact with you soon.

All further communication in respect of this matter should be directed to us, not the Association.

Yours sincerely,

DAVIS & COMPANY



P. Anthony McArthur
PAM:adg
cc: Mr. Mike Duggan

PEAK ACCOMMODATIONS

AND MANAGEMENT
A DIVISION OF THE ALPINE VACATIONS INC.

Monday, September 28th, 1998

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
Suite 50 - 3150 Creekside Way
Sun Peaks, BC, VOE 1Z1

Attention: Darcy Alexander

RE: Ethics letter (Aug. 28, '1886') / Retraction & Apology

Dear Mr. Darcy Alexander,

The 1998 / 1999 Winter Ski Season quickly approaches all at Sun Peaks Resort, and I look forward to it with much anticipation as I have heard of the big snow in the forecast, as well all of the SPMRA member rooms' are filling-up quickly. I would however, like to address an unsolved issue from August 1997, and have it resolved prior to our opening day at Sun Peaks - 98 / 99'. The issue is in respect of Mike Duggan's letter of August 28th, '1886' and the Executive Director's allegation's of my unethical conduct, and the threat of my expulsion from the SPMRA.

Further to your letters' from, Mike Duggan, of August 28th, '1886', and Anthony McArthur (Davis & Co.), December 23rd, 1997, and the allegations of my transgressions of the code of ethics of the SPMRA, I have found no supporting arguments to your accusations. As per Mr. Anthony McArthur's letter (Dec. 23rd, 97'), 'We are continuing our review of this matter with the SPMRA and we will notify you of any expulsion proceedings which the SPMRA may undertake.' The SPMRA Board &/or Executive Director has failed to provide me with anyone example of my transgressions of the SPMRA Code of Ethics & Standards of Practice. I now seek a retraction of the comments made in Mike Duggan's letter of August 28, '1886', as well as an apology from the SPMRA - Board of Directors, and the SPMRA - Executive Director (Duggan).

I, and I presume the other members of the SPMRA - Board, expect the highest quality of conduct from its' SPMRA members and its' employees, including the of conduct themselves and the Executive Director.

Sincerely, 

Ryan Sparks, President
BC Alpine Vacations Inc.

cc SPMRA Board, Mathews, Duggan



October 7, 1998

SUN PEAKS
MOUNTAIN RESORT
ASSOCIATION

Ryan Sparks
3320 Village Place
Sun Peaks, BC
V0E 1Z1

Dear Ryan:

Enclosed are letters of complaints addressed or copied to you related to the issue of the Sun Peaks Mountain Resort Associations' code of Ethics and our subsequent decision to issue you a "notice of warning". The Board minutes related to this issue and other pertinent details are also attached.

We also have received numerous others from clients and customers and we intend to protect their confidentiality.

Ryan, the board would like you to discuss this issue with Interim Executive Committee members Norm Huddlestone and Dr. John Gossage. They both have a clear understanding of how we as a board see this issue and how our feelings towards you and others in our business community is only towards your long term success. We also would like to put this entire issue behind us and work positively and in a professional manner.

I hope you understand our position.

Thank you

Mike Duggan
Executive Director
Sun Peaks Resort Association

cc John Broadway
cc Norm Huddlestone & Dr. John Gossage

Peaks Flying Team

7/13/97

Peak Accommodations & Management
Sun Peaks Resort
British Columbia

Attn: Mr. Ryan Sparks

Re: Accommodations During 1997 Canadian Nationals

Dear Mr. Sparks,

Thank you for your generous support during the recent events hosted by Sun Peaks Resort. Sponsors were a critical part of the success of the events.

First impressions are lasting impressions. This is what we're told at orientation when we get involved with Sun Peaks Resort. Unfortunately some first impressions were less than positive.

I have received a number of complaints from pilots who attended the event. All of the complaints concerning accommodations were in units managed by Peak Accommodations & Management. Here are a few concerns I heard over the seven days of the event;

- Units with nonfunctional hot tubs (rate charged was excessive)
- Fresh linens were not offered or were unavailable
- inadequate parking and very muddy conditions
- no "maid service" to do daily touchups as required
- garbage piling up in the units with no where to put it
- excessive construction noise in early hours

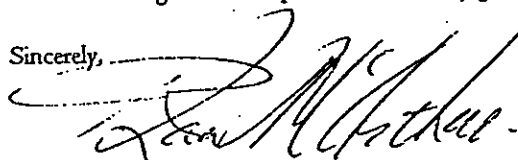
While the majority of these challenges are likely to be successfully addressed over the next few months with paving, construction completion, and changes to policy, there is one area that won't likely be changed;

Your attitude. Many times during the event you made it clear that you were not interested in solving the guest problems with parking, laundry, garbage, hot tubs, linen, or anything else. Your communications with your (and my) guests were tense and stressed at best. They were rough, abrasive, and abusive at worst.

Pilots will voice these concerns in the "Cloudstreet" and "Air" magazines. They will judge for themselves where they should spend their holiday dollars.

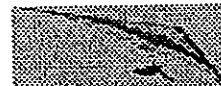
I will be seeking a more hospitable host for my guests in future.

Sincerely,



P. Ian McArthur
Chairman / Peaks Flying Team
Secretary Treasurer / British Columbia Hang Gliding & Paragliding Association

cc. Sun Peaks Resort Owners Association
Sun Peaks Resort Corporation



1393 Schubert Drive
Kamloops
British Columbia V2B 2G9
250-376-4655
250-376-5262 Fax
ianmc@mail.netshop.net

October 19, 1997

Wayne McRann and Gurdeep Pannu
2518 Marsh Road
Kamloops, B.C.
V2C 4K9

Ryan Sparks
Peak Accommodation & Management
Box 262
Heffley Creek, B.C.
V0E 1Z0

Dear Ryan,

This will serve as confirmation of our discussions today, regarding management of our units 1A and 1B at Snow Creek Village. We have initiated a one year contract with Peak Season Property Management Ltd.

We regret you would consider our actions deceptive, in waiting until this time of the year, to advise we would not be renewing with Peak Accommodations. It is obvious, as the customer in this circumstance, especially without a contract, that we have the full right, and responsibility, to ensure we are getting the best service for the money we spend. In fact, our decision to look around, was mostly based on having received what we consider to be less than excellent service from your company throughout our last contract with you.

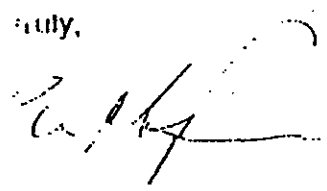
It is unfortunate that you've used our unit in considering bookings for the upcoming season, however, we're sure you realize it was done without a contract, or even discussions, with us.

We are somewhat concerned, from your reaction today, that our decision impacts your cooperation with us, as caretaker of Snow Creek Village. We're confident, under normal circumstances, if a tenant were to ask your assistance in reprogramming a garage door code, simply out of courtesy, you wouldn't hesitate. We were surprised when you suggested we would have to contact Peak Season.

As we did with Peak Accommodations, we will respect the full contract term with our new property managers, and will consider at the end of that term whether or not to renew. Your company will be considered at that time.

We wish you continued success with Peak Accommodations and Management.

Sincerely,



July 21, 1997

*Ryan Sparks
Peak Accommodations & Management
Div BC Alpine Vacations Inc.
3320 Village Place (Snow Creek Village)
Sun Peaks, BC
VOE 1Z1*

Dear Mr. Sparks,

It has come to our attention that on or about July 7, 1997, you were contacted by Karen Crowther of Central Reservations, Sun Peaks, BC, with a request to book our unit #2 at Snow Creek for July 9, 10 & 11, 1997.

According to Karen, as the enclosed document will attest, you informed her that we were not members of the Holiday Vacation package currently being offered at Sun Peaks. You also informed Mrs. Crowther that you no longer represented #2 at Snow Creek.

You then suggested to her that you had an available unit, #22 in fact, that would accommodate the reservation for July 9, 10 & 11, 1997. The reservation was then booked to unit #22 and unit #2 lost \$517.00 in revenue.

Now, I realize once we had terminated our management agreement with you it is not your responsibility to act on our behalf in anyway. However, you were well aware that Top of the Mountain accommodations were now representing us as Mrs. Perchell had recently been in contact with you with regard to missing linen from our unit.

Mrs. Perchell had in fact registered he Co. with the Holiday Vacation package on June 22, 1997, and we were offering it to our customers. Why Central Reservations called you about the rental of our unit #2 after having been advised of our termination with your Co., I do not know. However, the ethical choice would have been to advise Central Reservations of this misunderstanding and allow them an opportunity to fairly represent us and their customers.

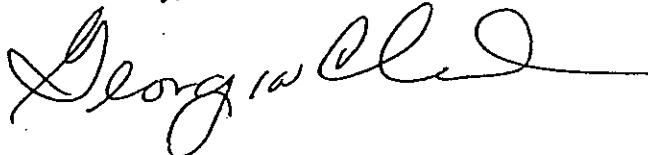
We as owners in Sun Creek Village would like to feel comfortable knowing that we can be represented by any other management Co., and that some small degree of co-operation from yourself could be expected, this is clearly not the case.

It is my personal opinion that this type of underhanded behaviour will eventually catch up with you Ryan and if the frustration clearly evident at the strata meeting is any indication, it won't be long.

We feel that we have no choice but to lobby as aggressively as possible to ensure that the amenities building be used solely as a caretaker residence and laundry/mail facility and that there be absolutely no representation other than 100% representation of the ownership of Snow Creek Village with regard to anything or anyone occupying that building in the near future. It is totally unacceptable that anyone occupying that building is in conflict of interest position and it cannot be tolerated any longer.

If there is any part of this letter and/or my interpretation of the events stated herein that you wish to dispute, please contact me at your earliest convenience.

Yours truly,



Georgia Clement FOR: The owners of #2 Snow Creek Village



Wheeler Realty Ltd.
#8 - 8337 Young Rd.
Chilliwack, B.C.
V2P 4N8



GEORGIA CLEMENT
(604) 792-1981
(24 Hrs.)

John D. Gossage, M.D., F.R.C.P.(C)
PAEDIATRICS AND ADOLESCENT MEDICINE

October 22, 1998

Mr. Ryan Sparks
3320 Village Place
Sun Peaks, B.C. V0E 1Z1
FAX: (250) 578-8579

Dear Mr. Sparks:

Mr. Darcy Alexander has passed on to me your letter to him of Wednesday, October 21, 1998 for response. Mr. Huddleston and I are pleased that you have consented to meet with us on October 26, 1998 at my office at 2:00 p.m.

I refer you to the letter of Mike Duggan, Executive Director Sun Peaks Resort Association, to yourself on October 7, 1998 in which he sets out the objectives of our meeting together and encloses materials that are pertinent to it.

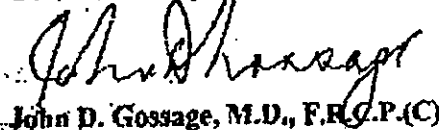
You have now requested that Counsel for yourself, Mr. John Broadway, be in attendance at that meeting.

I have carefully considered this request and have concluded that it would not be in the best interests of any of us that either your lawyer or Counsel for the S.P.M.R.A. be in attendance. In considering the objectives we are trying to achieve, namely your long term success as a resident and business member of the community, and now a Board Member, and also the desire to "put this entire issue behind us," the structure agreed upon was that the Executive should meet with you in a structured but informal manner so that the issues could be addressed in a collegial and mutually respectful fashion that is non-adversarial. In this context, the presence of lawyers is inappropriate.

Should you feel that the outcome of the meeting and the recommendations made to the Board are not consistent with the objectives set out above, then I presume you are perfectly entitled to engage your lawyer in whatever future process might be contemplated.

I trust that you will understand and respect this decision, and that you will approach our meeting together in the same spirit of reconciliation as we will.

Yours Sincerely,



John D. Gossage, M.D., F.R.C.P.(C)
Acting Chairman, Executive Committee S.P.M.R.A.

JDC/rmt

cc: Mr. Darcy Alexander
Mr. Mike Duggan, Executive Director, S.P.M.R.A.
Mr. John Broadway

250-8720556 250-8720556 FAX (250) 851-2979 OFFICE (250) 851-2911 KAMLOOPS, B.C. V2C 5T1 250-8720556

John D. Gossage, M.D., F.R.C.P.(C)
PAEDIATRICS AND ADOLESCENT MEDICINE

October 27, 1998

**San Peaks Mountain Resort Association
Board of Directors
Sun Peaks**

RE: Ryan Sparks/correspondence

Dear Members of the Board:

As directed by the Board at its September meeting, Mr. Norman Huddleston and myself as members of the Executive Committee met with Mr. Ryan Sparks on Monday, October 26, 1998 to address his concerns regarding complaints raised in correspondence to both himself and the Executive Director of the S.P.M.R.A. prior to September 1997. While we focused on letters sent directly to Mr. Sparks himself, he was also aware that similar such letters had been addressed to Mr. Duggan directly and are held in a confidential file.

The Executive Committee felt that, as a consequence of this meeting, there was clarification of the necessity of the Board, through the Executive Director, bringing these matters to Mr. Sparks' attention, and also validity to Mr. Sparks' concern that, at the time, there was not a recognized policy in place to address complaints regarding members at the time such complaints occurred. On the basis of the above, we respectfully recommend the following for the Board's consideration:

- (1) That the Board consider that the matters raised in respect to the conduct of Mr. Sparks prior to September 1997 have been satisfactorily resolved and that no further action be taken.
- (2) That the Executive Committee and Executive Director develop a process for the addressing in a timely and professional fashion of complaints raised about S.P.M.R.A. members, and that this policy, once approved, be published in the Association newsletter.
- (3) That the Board, through the Executive Committee, assure that there is an opportunity for any member who faces accusations of unethical behavior to address the complaints with the Executive Committee prior to any further action being contemplated.

Upon these recommendations being approved, we recommend that the mechanism for dealing with complaints be available in written form for approval at the Board of Directors meeting which will occur during the Christmas break.

Yours Sincerely,

John D. Gossage, M.D., F.R.C.P.(C)
Acting Chairman, Executive Committee S.P.M.R.A.

JDG/rmt

PEAK ACCOMMODATIONS

AND MANAGEMENT
A DIVISION OF BC ALPINE VACATIONS INC.

Tuesday, November 10, 1998

Sun Peaks Mountain Resort Association
C/o Board Members

RE: Ryan Sparks / Correspondence

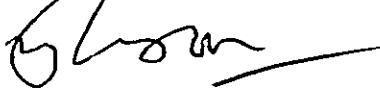
Dear SPMRA – Board Member,

Please find attached my account of the meeting between Dr. John Gossage, Mr. Norm Huddlestone, and myself (Ryan Sparks) on October 26th, 1998, as well as copy of the Executive Directors 'Notice of Warning', supporting letters of Mr. Ryan Sparks' alleged unethical misconduct.

Also find attached, copy of a letter that will suffice as a letter of retraction of the comments of August 28 '1886'.

I also would like to put this entire issue behind me, and work positively & professionally to increase the skier & summer visits, and accommodation nights at Sun Peaks Resort.

Sincerely,



Ryan Sparks, President
BC Alpine Vacations Inc.

Tuesday, November 10th, 1998

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, BC, VOE 1Z1

RE: Oct. 27th, 98' – SPMRA Reply to Ryan Sparks Correspondence

Dear SPMRA Board Members,

Dr. John Gossage's letter, of October, 27th, 1998, is unacceptable to me. I am not aware of any further letters as Dr. John Gossage has referred to in his letter, other than the three letters that Dr. John Gossage & Mr. Norm Huddlestone brought to our meeting of Mon., October 26th, 1998. I still ask the SPMRA Board &/or the SPMRA Executive Director (Mike Duggan) to produce these letters so that we (Ryan & SPMRA) may work through & come to a solution to these allegations. Further accusations, such as the ones contained in Dr. John Gossage's letter of October 27, 1998, harbor only fears at the SPMRA and an unwillingness to manage fairly a situation that has existed since August 28, 1997.

The following sections of Dr. John Gossages' letter of October 27th, 1998 are unacceptable comments, and are ignorant how you & I really need to address the issues now facing the SPMRA – Board. I raise these issues: 1 – 4.

- 1.) "While we focused on the letters sent directly to Mr. Sparks himself, he was also aware ('told') that similar such letters had been addressed to Mr. Duggan directly and are in held a confidential file."

Sounds like another SPMRA threat to me, and the words should be stricken from any letter forthcoming from the SPMRA – Board &/or Executive Director.

The SPMRA – Board & Executive Director are assuming that the additional letters being held in confidence by Mr. Mike Duggan have validity, the SPMRA – Board Chair (Darcy), Acting Chair (Gossage) & Executive Director (Duggan) having already spoken amongst themselves, and the SPMRA – Board has already found me (Ryan Sparks) guilty of a transgression of the SPMRA Code of Ethics & Standards of Business Practice?

Furthermore, such an accusation would in fact violate &/or invalidate Dr. John Gossages' later recommendation of developing a process for addressing complaints, and setting-out

RE: Oct. 27th, 98' – SPMRA Reply to Ryan Sparks Correspondence

Tuesday, November 10th, 1998

policies & procedures. The SPMRA – Board sanctioning such a letter maybe hypocritical. I expect accountability for each letter that has come from the Executive Director, &/or the Sun Peaks Mountain Resort Association – Board of Directors.

- 2.) The entire second paragraph of Dr. John Gossage's October 27, 1997 letter is not how I would characterize my concerns.

My concerns (many) stem from the SPMRA's unwillingness to address my concerns when I first brought them forward to the SPMRA – Executive Director (Saturday, September 13th, 1997) & the SPMRA – Chairman (November 12th, 1997). The SPMRA's accusations & letter dated 'August 28, 1886' have yet to be substantiated, and I would respectfully request the SPMRA – Board Chairman (Darcy Alexander) withdraw them.

- 3.) “(1) That the Board consider that the matter raised in respect to the conduct of Mr. Sparks prior to September 1997 have been satisfactorily resolved and that no further action be taken.”

I believe that further action is necessary to seek the real truths surrounding the accusations, as well as delve deeper into the biases at the SPMRA office. An office I support financially, as well as I support SPMRA principals throughout the community when persons ask me about SPMRA issues, fees, commissions, &/or policy.

- 4.) “(2) That the Executive Committee and Executive Director develop a process for addressing in a timely and professional fashion of complaints raised about SPMRA members, and that this policy, once approved, be published in the Association newsletter.

The Executive Committee & Executive Director were party to the original SPMRA – Board discussion on August 21st, 1997, where the Board sought to implement the SPMRA Code of Ethics & Standards of Business Practice without any policy &/or any dispute resolution procedure in place. Are these SPMRA Board members the best choice to right wrongs, and how might others on the SPMRA Board give input to the process?

The procedure the SPMRA – Board & the SPMRA – Executive Director took was unfair, and did not take into account any logical procedures &/or forethought (if any) of the consequences of the direction given to the SPMRA - Executive Director (Mike Duggan).

We as the SPMRA – Board need to find a process to set policy, find a method to investigate allegations, have hearing where both parties to the dispute may be heard, and may be cross-examined by the complainant / defendant to the dispute.

RE: Oct. 27th, 98' – SPMRA Reply to Ryan Sparks Correspondence

Tuesday, November 10th, 1998

Meeting – October 26th, 1998

Our meeting got underway at 2:05 PM, Monday, October 26th, 98', at the offices of Dr. John Gossage - #320 – 546 St. Paul Street, Kamloops, BC. I was a couple minutes late, but I called to inform John's secretary that I was going to be late – 2 or 3 minutes.

John Gossage explained his & Norm's role at the meeting, and that Mr. Darcy Alexander, Chairman - SPMRA Board had asked the two of them to meet with me, and for all of us to discuss the letter(s) that Mike Duggan had received at his office in regard to the numerous 'Letters of Complaint'.

John Gossage was very careful & articulate in his wording throughout the meeting, and would not allow me to speak very long without interruption from himself to give his own account of how the Board may best approach the issue. Dr. John Gossage repeated his concerns about public perception of the SPMRA – Board, and that we (Ryan John, & Norm) must do what is in the best interest of Sun Peaks Resort.

Dr. John Gossage gave me copy of three letters (see attached copies), and I had a look at the letters in the meeting. John & Norm wished for me to speak of the letters in detail, and I wished for resolution to this ongoing issue so I spoke freely in respect of the content of each letter. As time went on, Norm Huddlestone, a fellow SPMRA Director had other commitments and had to leave the meeting. Dr. John Gossage wanted a quick resolution & concluded that his medical secretary would draft a letter with his help within 48 hours to address the SPMRA – Board members' concerns & find a resolution to the problem.

Letter #1. – Ian McArthur (Peaks Flying Team)

I spoke in detail with John & Norm about the events & situation surrounding the first letter they wished to bring to my attention from Mr. Ian McArthur (Peaks Flying Team). I informed Dr. John Gossage & Mr. Norm Huddlestone that Mr. Ian McArthur was the owner of the 'Lady Slipper Cleaning Company', and that he & his wife (Patti James) were the former contract cleaners that Peak Accommodations' (P.A.M.) employed to maintain, clean, & re-supply our rental suites with consumables. 'Lady Slipper', our cleaning contractor, had been fired for their poor cleaning standards. Peak Accommodations lost homeowners because of our cleaning contractors poor performance (i.e. SCV #30), as well as we had had numerous other complaints from tenants & homeowners about the cleaning. On many an occasion the rental suite's had not been restocked with our standard set-up supplies (soaps, garbage bags, towels & kitchen rags, marketing materials, etc.). Their (Lady Slippers) unwillingness to listen to my concerns about cleanliness and the restocking of unit supplies was impairing my ability to have the most exceptional homes & guest experience possible. This became more evident as Ian McArthur focused more on the Canadian Hangliding Championships, and less on his cleaning & employer / employee responsibilities.

RE: Notes in Regard to Meeting with Dr. John Gossage & Norm Huddleston

Ian McArthur (Peaks Flying Team)

Mr. Ian McArthur's letter only reemphasized my concerns of his employment responsibilities' to Peak Accommodations, and now puts every point I will now make in his own words. You have his letter dated 7 / 13 / 97', the same letter the SPMRA – Board of Directors felt was adequate enough to base their arguments on.

Mr. Ian McArthur's letter was written only days after 'Lady Slipper' was released from their contract to clean Peak Accommodations' rental suites.

I feel it is necessary to address each point Mr. Ian McArthur makes & rebut the specific points he makes if I may. The Sun Peaks Mountain Resort Association's Executive Director has chosen to take Mr. Ian McArthur's account (version) of the situation as the gospel truth. Please read on.

A.) Peak Accommodations (Ryan Sparks) financially supported the event hosted by Mr. Ian McArthur & the 'Peaks Flying Team'. As you may know, Peak Accommodations is solely owed by BC Alpine Vacations Inc., Ryan Sparks – President. I had given Mr. Ian McArthur approximately \$400.00 - \$600.00 to cover some of his expenses for the event / championship. In hindsight, this sponsorship arrangement may not have been in my companies best interest. Ian worked me on my room rate for his Pilot competitors (I work on commission), I got little or no beneficial exposure from the competition / event, and I got a nasty letter from Mr. Ian McArthur that Mike Duggan & the SPMRA – Board chose to believe.

B.) 'Snow Creek Village', where the Hanglider Pilots were staying was under construction, and obviously Mr. Ian McArthur knew this, he & I negotiated a special room rate for this special event (one time deal) because of the construction considerations. I was to be one of the major corporate sponsors of the event, and Peak Accommodations had the privilege of placing their large banner on the event site, and my logo on the clothing, etc.

C.) Peak Accommodations. rented to the 'Hanglider Pilots' with the understanding (maybe lack of) from Mr. Ian McArthur that operating hot tubs were not included in the rental rate because of the excessive cost of operating of the hot tubs during the slower low-revenue producing summer season. The wife of one of the Pilots who did not participate in the event was home alone with nothing to do, and she asked me if I would start-up the hot tub for her. I filled the hot tub at SCV #28, and maintained it for her for the few days her & her husband were at Sun Peaks Resort & at no extra cost to her.

RE: Notes in Regard to Meeting with Dr. John Gossage & Norm Huddleston

Ian McArthur (Peaks Flying Team)

D.) 'Fresh linens were not offered or were available.' Of course the linens & towel service was slow in getting changed, but I did my best to accommodate the guests as I did the towels & linens for guests on an exchange basis myself. I find this comment very ironic, as Mr. Ian McArthur (Lady Slipper) was the person that was to be doing the cleaning & the laundry service.

E.) 'Inadequate parking and very muddy conditions'. Mr. Ian McArthur was aware of the areas for parking prior to him making the arrangements for accommodations. Although many of the Pilots chose to stay in the least expensive rental accommodations possible (Studios / without garage), I made double deep vehicle garages available for the Pilots to dry-out their Gliders when the rains came.

The mud in the driveway was on account of the rain. A driveway that does not have pavement does become muddy after water & dirt mix. Does the SPMRA consider my lack of control of the weather a transgression of the SPMRA – Code of Ethics & Standards of Business Practice?

F.) "No 'maid service' to do daily touchups as required". Mr. Ian McArthur was aware of Peak Accommodations' policy in respect of daily 'maid service'. We provide a light cleaning, supply re-stocking, linen & towel changeover every three days. Peak Accommodations standards are higher than that contained in the SPMRA – Central Reservations Agreement. The SPMRA has a minimum requirement of 'only a linen & towel' change over every four days. See attached Schedule B. Mr. Ian McArthur was unavailable to provide any services to the Pilots staying in my accommodations.

G.) "Garbage piling up in the units with no where to put it." On the inside front entry-door of every unit, I have posted a laminated informational sheet telling the occupiers of that specific unit where to dispose of the garbage, as well as additional information about the complex. In the event that the rental guest did not dispose of the garbage, Lady Slipper (Mr. Ian McArthur) was to pick-up the garbage and dispose of it. The garbage was piling up in numerous spots at 'Snow Creek Village', and I was doing my best to collect the garbage as it was put outside of doors, under stairwells, and left in the backs of garages. A virtual 'hide & go seek' for the garbage the cleaning contractor was supposed to be picking up.

H.) Mr. Ian McArthur was aware 'Snow Creek Village' was under construction.

I.) My 'Attitude': In light of the accusations made about my character & attitude by Mr. Ian McArthur, I still think I did my best in the situation that I found myself in. My cleaning supervisor went to fly his kite, and I was left to do all of the work. I fired the guy who went to fly his kite, and since August, 1997, the SPMRA – Board of Directors' has accused me, Ryan Sparks, of being in transgression of the 'Sun Peaks Mountain Resort Association's Code of Ethics & Standards of Business Practice.

RE: Notes in Regard to Meeting with Dr. John Gossage & Norm Huddleston

J.) I was unaware of any other concerns from the pilots, and I would ask that the SPMRA produce any further letters from these pilots, other than Mr. Ian McArthur of course.

Letter #2. – Georgia Clement (Snow Creek Village #2 – partner)

I have copy of Mrs. Georgia Clement's letter of July 21st, 1997, and I have attached it to this letter & have made the following notes. I did not make a written response to Mrs. Georgia Clement's letter of July 21st, 1997 at the time, and have not done so until now.

Mrs. Georgia Clement and three partners (now only two) were the owners of Snow Creek Village #2, and for the '1996 / 1997 Ski Season' I held a contract to manage the daily rentals at their property. On April 17th, 1997 (dated April 16, 1997), I received a letter from Mrs. Georgia Clement, whom spoke for the partners, expressing their desire to seek the services of a different management company.

Mrs. Georgia Clement's letter of July 21st, '97 states: "According to Karen, as the enclosed document will attest, you informed her that we were not members of the Holiday Vacation package currently being offered at Sun Peaks. You also informed Mrs. Crowther that you no longer represented #2 at Snow Creek." (2nd paragraph).

I have no record of any attesting documentation, and I would seek this documentation now. I would like to know exactly what accusations are being made about me by Mrs. Karen Crowther.

Why Mrs. Karen Crowther, Central Reservations Manager for the Sun Peaks Mountain Resort Association is informing homeowners (i.e. SCV #2) of the suggestions that I made in a telephone conversation I do not know. The responsibility of changing the management company listing for a specific property at 'Central Reservations – SPMRA' is the responsibility of the 'Property Management Company' &/or the 'Homeowner'.

Further to Mrs. Georgia Clement's letter of July 21st, 1997 (4th paragraph), "However, you were well aware that Top of the Mountain accommodations were now representing us as Mrs. Sharon Perchell had recently been in contact with you with regard to missing linen from our unit." How was I made aware of whom Mrs. Georgia Clement and her partners choose as their new property management company at Snow Creek Village #2? Mrs. Perchall did not if fact make any contact with our management company, Peak Accommodations, and did not ask me about any missing linens &/or inform me of her new position as the property manager of Snow Creek Village #2. Mrs. Georgia Clement goes-on to make personal opinion of my character & ethics, and her letter of July 21st, 1997 has been used by the Sun Peaks Mountain Resort Association as the basis for their second argument (letter).

RE: Notes in Regard to Meeting with Dr. John Gossage & Norm Huddleston
Georgia Clement (SCV #2)

On the second page of Mrs. Georgia Clement's letter, she states her position and her very ill feelings about me, her perception of a conflict of interest, as well as her choice to lobby to have me removed as the caretaker / occupant of the 'Amenities Building' at 'Snow Creek Village'.

The contract Strata Corporation KAS 1805 (Snow Creek Village) and I have for the caretaking responsibilities at the complex is a separate contract than the individual contracts signed between each homeowner & the daily rental property manager.

Mrs. Clement has since changed property management companies, for a third time, to 'High Country Vacations Inc.'. I sense that Mrs. Georgia Clement's frustrations are derived from her lack of knowledge & understanding of how the Sun Peaks Mountain Resort Association operates with the management companies at Sun Peaks Resort. Georgia's frustrations are founded from her need to be correct about her investment at Sun Peaks Resort, as she recommended the purchase of SCV #2 to her small investment group (all used to be friends). Georgia's concerns are only amplified by her greed for money. Georgia sold the property at SCV #2 for Mr. Ed Nielsen, received a \$5,000.00 commission, and now blames me for her rental revenue woes.

Letter #3.) Wayne McRann (SCV #1)

Please note Mr. Wayne McRann letter of October 19th, 1997, was written after the letter from Mr. Mike Duggan, Executive Director – Sun Peaks Mountain Resort Association.

Mr. Wayne McRann expressed his opinions throughout his entire letter. I had a contract in place with Mr. Wayne McRann & Gurdeep Pannu, despite his & the SPMRA's belief to the contrary. Is this letter to be the basis of an argument of my transgressions of the SPMRA – Code of Ethics & Standards of Business Practice?

As stated in the BC Alpine Vacations Inc. contract with Wayne & Gurdeep in paragraph 3.05 – Term: The term of this Agreement will be for a term as set out in paragraph 1.01 hereof and thereafter will automatically renew on a year to year basis unless, ninety (90) days prior to the expiry of the Term this Agreement, either party notifies the other of its desire to terminate this Agreement on the Expiry Date. During each renewal term of this Agreement the appointment of the Manager will be deemed to be on the same terms and conditions as set out herein unless otherwise agreed to by the parties in writing.

The term of the contract was from November 16th, 96' to April 15th, 97', and renewed on April 15th, 97' for another year – until April 15th, 1998. No notice was given to BC Alpine Vacations Inc. at the contract expiry date, nor was notice given ninety (90) prior to the contract expiry date.

RE: Notes in Regard to Meeting with Dr. John Gossage & Norm Huddleston
Letter #3.) Wayne McRann (SCV #1)

As stated earlier in my notes, Strata Corporation KAS 1805 (Caretaker) responsibilities are separate from my responsibilities to the specific homes under daily rental management contract – Peak Accommodations (BC Alpine Vacations Inc.). Mr. Wayne McRann was clear with me in respect of his intentions to hire Peak Season Properties to manage his daily rentals at Snow Creek Village #1, and again made mention of his intentions in his letter of October 19th, 1997. I have been given explicit instruction from the Strata Corporations' Council to not mix &/or confuse my job responsibilities at Snow Creek Village. Changing the garage code & entering the McRann / Pannu property (residence) at Snow Creek Village #1 would be a daily rental property manager responsibility, and would not be a Strata Corporation Caretaker responsibility.

Challenges face me every day in the operation of the complex at Snow Creek Village. The Strata Council selected a person with specific tasks & responsibilities to every-single property owner at Snow Creek Village (Strata Corporation KAS 1805), and I may or may not choose to assist anyone outside of my contract responsibilities if I wish. I am friendly & helpful with everyone who comes up to Snow Creek Village & to Sun Peaks Resort. I felt Mr. Wayne McRann asking me to change his garage code only moments after he had informed me of his intentions to leave Peak Accommodations for another daily rental property manager was outside of any further responsibilities I had to Mr. Wayne McRann.

I will not allow myself to be intimidated, and pushed around by the SPMRA Executive Director &/or Board of Directors, and have now sought other means to resolve the issue to my satisfaction. I believe the SPMRA – Board & Executive Director have acted with gross incompetence, have only dealt in false accusations, and these accusations have been damaging to my revenues, client base, and reputation at Sun Peaks Resort as a business person trying to operate a legitimate business.

Sincerely,



Ryan Sparks, President
BC Alpine Vacations Inc.

Cc SPMRA – Board & Executive Director
Paul Mathews, Ecosign
John Broadway



January 8, 1999

Mr. Ryan Sparks
3320 Village Place
Sun Peaks, BC
VOE 1Z1

Dear Ryan,

I am writing to clarify the recent SPMRA Board of Directors' discussions and my original letter with regard to Code of Ethics and Standards of Practice.

I would like to make it very clear that there has never been any question of you or your company's ethics and integrity. The association reacted to letters received over a short period of time with regard to customer service and dissatisfaction. Obviously customer service and complaints are very important and these matters must be handled correctly by all resort association members.

Since my letter to you, I am pleased to report that we have not received any serious complaints and the association is very satisfied that you have been able to correct this situation and we are satisfied that your rental management company is operating within the association standards and expectations.

Ryan, we are sorry that our letter may have appeared to question your ethics. This certainly was not our intention. Sun Peaks Resort as a new product is going through a learning curve and this association's goal is to have all members working together at the highest professional level. We are concerned that all the property rental companies learn to work together. We can assure you that if we receive a series of customer complaints that indicated any of the companies are not conducting their business in a manner that meets our expectations for customer service, we will notify those companies of these complaints and their association obligations.

We are hopeful that as the resort matures, we will all be able to put some of the past behind us and move forward working together to achieve what is best for the resort and resort businesses. I wish to assure that you have the full support and cooperation of the staff at the resort association and that I personally will do my best to stop the unfortunate "in fighting" that has taken place between some of our management companies. We regret the actions of some of your competitors and we will monitor this situation to be sure that it does not continue.

I would like to have the SPMRA Board review the Code of Ethics and Standard of Practice to consider perhaps a revision of the title and perhaps amend the focus towards business practice as opposed to ethics thus avoiding this kind of misunderstanding in the future. I would be pleased to have your input in this regard.

With the new 1999 year upon us, I am hopeful that we are all working together and that we are looking forward to a prosperous New Year.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mike Duggan', with a stylized flourish at the end.

Mike Duggan
Executive Director
Sun Peaks Mountain Resort Association

Wednesday, April 14th, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, BC, VOE 1Z1

Attention: Darcy Alexander

RE: Ellen Paczkowski (comments) / Kevin C. Halls

Dear Mr. Darcy Alexander,

Find attached to this letter a letter from Mr. Kevin C. Halls addressing his contact & his concerns of the comments made by Mrs. Ellen Paczkowski about me, Ryan Sparks.

The 1997 SPMRA Board nominating committee (John Gossage, Peter Alder, & Mike Duggan) had prior knowledge of Mrs. Ellen Paczkowski's comments via a letter provided to SPMRA Executive Director, Mr. Mike Duggan. Twenty-three days after the SPMRA Board established the SPMRA Code of Ethics & Standards of Business Practice, the nominating committee nominated Peter Paczkowski at the 1997 SPMRA AGM.

Would you please be prepared to answer the following questions at the next meeting of the Sun Peaks Mountain Resort Association's Board of Directors?

- 1.) Has a letter been sent from the Sun Peaks Mountain Resort Association, Chairman &/or Executive Director to Mrs. Ellen Paczkowski, Peak Season Property Management Ltd., to address these comments?
- 2.) Have the owners of Peak Season Property Management Ltd. signed the SPMRA Code of Ethics & Standards of Business Practice?
- 3.) Does the SPMRA Executive Director & the SPMRA Board of Directors believe that such comments are condonable, and if so under which circumstances? Having knowledge of such defamatory comments, why did the nominating committee feel the best interests of the SPMRA be represented by a Peak Season Property Management Ltd. representative?
- 4.) Of the SPMRA Board members who were sitting August 21st, 1997, how many have signed the SPMRA Code of Ethics & Standards of Business Practice, and who of the present SPMRA Board has signed the SPMRA Code of Ethics & Standards of Business Practice?

Continued:

RE: **Ellen Paczkowski (comments)**

Kevin C. Halls

Wednesday, April 14th, 1999

At the August 21st, 1997, SPMRA Board of Directors Meeting, Darcy Alexander made a resolution that 'the Code of Ethics (as submitted) be adopted by the SPMRA Board of Directors and be incorporated into the SPMRA membership guide.' The vote was carried unanimously. Copy of SPMRA Code of Ethics is attached.

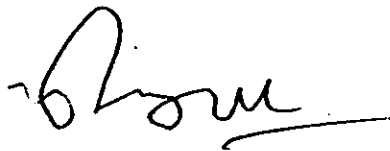
Furthermore, the Board agreed that the SPMRA hold those who sign the code of ethics accountable and that any breach of the ethics be taken extremely seriously. The Executive Director will send a registered letter outlining the breach of ethics and it will be the discussion of the Executive Director what action(s) will be taken.

Since the SPMRA Chairman's resolution & the SPMRA Board passing the resolution unanimously, has there been any changes in SPMRA Board policy, and is the Executive Director of the SPMRA obliged to operate inside or outside of SPMRA Board policy?

Has the SPMRA Executive Director signed the SPMRA Code of Ethics & Standards of Business Practice, and will the SPMRA Chairman make the Executive Directors' signed copy available to me?

Add these questions as an agenda item at the next meeting of the SPMRA Board of Directors, as I would like to know how to address defamatory remarks, such as the comments made by Mrs. Ellen Paczkowski.

Sincerely,

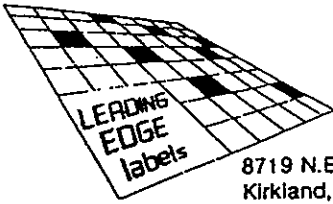


Ryan Sparks, President
BC Alpine Vacations Inc.

Cc SPMRA, Board
SPMRA, Executive Director
Ecosign Mountain Planners, Paul Mathews

Nippon Cable, Masayoshi Ohkubo
Narashino Office
3-1-4 Akanehama
Narashino 275, Japan

3-16-12 Nish-kasai
Edogawa-ku
Tokyo 134, Japan



8719 N.E. 133rd Pl.
Kirkland, WA 98034
(206) 821-4137



Pager (206) 969-3693
Fax (206) 823-4907

PEAK ACCOMODATIONS
P.O. BOX 262
HEFFLEY CREEK B.C. CANADA VOE-1Z0

TO WHOM IT MAY CONCERN,

The purpose of this letter, is to let you know about the outstanding long weekend we had at your Todd Mountain facility.

The accommodations were clean and more than adequate. I think that can be found in other places on the mountain. Although, I travel extensively for business and have yet to come across the level of service provided by the property manager Ryan Sparks. Not only did he take the time to introduce us to him self and the property. He made a obvious extra efforts to make sure we were aware of what was offered in other area's of the mountain. Also he made sure that while I was skiing, my wife and children were aware of other thing that could be done on the mountain. Making it easier for me to what I had gone there for, to Ski.

With this high level of attention to our needs, I was taken back by comments made by the manager Ellen Paczkowski at Peak Season Property Mg. about Ryan. My mother and father in-law had reservations there. They arrive a few days after us, upon there arrival they found that there building was not finished. When we mentioned how overwhelmed we were with where we were staying. Ellen told us that Ryan was Quote: not all there, that he was involve in a accident and on some days he was good and on other days not to be trusted.

My first response was to tell Ryan of what had transpired. He reaction was professional, although I could sense his frustration when he told me this had happened before. She obviously did not want them staying in your facilities. I felt as a business owner my self, you should be aware of the current business practices of your nabor.

True or not , Ryan Sparks was by far the most accommodating manager that I have had the good fortune of coming access. I have already made reservations for this coming ski season and look forward staying at Sun Peaks Resort.

Sincerely,


Kevin C. Halls



Gillespie
Renkema
Burke

LAWYERS

Suite 200, 121 Paul Street
Kamloops, British Columbia
Canada V2C 3K8

Telephone 604 374 4463

Fax 604 374 5250

Fax 604 374 0514

DAVID W. GILLESPIE
REX A. RENKEMA
REINHARD BURKE
*FRANCIS S.M. BARNETT
JOHN E. BROADWAY
GORDON D. HOFFMAN
STEVEN P. DuMONT
JOEL R. GROVES
JEFFREY G. FRAME
SONJA M. LINDSTROM

*Denotes Law Corporation

OUR FILE REFERENCE: JEB 19 0331 000

June 10, 1996

VIA FAX

PEAK SEASON PROPERTY MANAGEMENT
Louis Creek Road

Attention: Ellen Paczkowski

Dear Madame:

Re: Ryan Sparks

COPY

Please be advised that we act for Ryan Sparks who operates the business known as Peak Accommodations & Management. We understand that you run a competing business.

We have been provided with correspondence from Kevin Halls of Kirkland, Washington. Mr. Halls was recently staying in facilities managed by Mr. Sparks and his mother and father-in-law had booked facilities managed by you. Mr. Halls has advised that during the course of discussions with you you stated that Ryan Sparks was "not all there" and "not to be trusted". These comments are clearly defamatory and capable of injuring our client's reputation and his business. Defamation of this nature is unlawful in this province and can give rise to an action for damages.

We wish to formally request that you refrain from making any further defamatory comments with respect to our client. If such further action persists then legal action may be brought against you for any damages suffered by Mr. Sparks. Should that be necessary then we would intend to draw this letter to the Court's attention in support of a further claim for punitive damages.

Please govern yourself accordingly.

Yours truly,

GILLESPIE RENKEMA BURKE
Per:

JOHN E. BROADWAY

JEB*tm



Thursday, May 13th, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Mike Duggan, Executive Director
Suite 50 – 3150 Creekside Way
Sun Peaks, BC, VOE 1Z1

Attention: Mike Duggan

RE: SPMRA Business Standards and Ethics for SPMRA members
- Resort Guest Solicitation

Dear Mr. Mike Duggan,

Does the Sun Peaks Mountain Resort Association (SPMRA) presently have any rules or policy guidelines for SPMRA members with regard to soliciting business by contacting resort guests?

In my opinion, guests in the resort should not be solicited. If the guest is looking for other accommodation options, they are obviously free to do so.

The reason for asking these questions, is the past history where some of my clients have been solicited during their stay in the resort, something that they felt was offensive.

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

Thursday, May 20th, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Mike Duggan, Executive Director
Suite 50 – 3150 Creekside Way
Sun Peaks, BC, VOE 1Z1

Attention: Mike Duggan

RE: SPMRA Staff Making Referrals

Dear Mr. Mike Duggan,

I would like the Sun Peaks Mountain Resort Association (SPMRA) to establish a policy with regard to SPMRA employees making referrals and possible conflict of interest issues.

In my opinion, SPMRA members have the expectation of an unbiased referral.

Tuesday, May 11th, 1999, I overheard the SPMRA Sports Centre manager, Mr. Dave Crowther promoting the property management services of Mrs. Sharon Perchall, Top of the Mountain Accommodations and Management, to a couple of Sun Peaks Resort property owners at the Bolacco Cafe. I overheard him say that Sharon's management commissions were lower than other property management companies' at the resort, and that she retained him as her hot tub maintenance contractor at a lower monthly fee than the other hot tub maintenance companies.

In my opinion, Mr. Dave Crowther, a SPMRA employee is in a clear conflict of interest position.

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Darcy Alexander, SPMRA Chair

Friday, July 16th, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, BC, VOE 1Z1

Attention: Darcy Alexander

RE: www.sunpeaksreservations.com / SPMRA Sanction

- Mrs. Karen Crowther, former SPMRA employee
- Mr. Dave Crowther, present SPMRA employee

Dear Mr. Darcy Alexander,

It has recently come to my attention that Mrs. Karen Crowther is planning to operate an independent reservations service for Sun Peaks Resort at 11% commission, and I do not exactly know if this service will be a 'big picture' benefit to the resort as a whole. The reservations service, www.sunpeaksreservations.com is already soliciting business, to return to the web-site later in August 1999, as well as Karen and Dave Crowther are soliciting Sun Peaks Resorts' homeowners to join their reservation service at a lesser fee than that of the SPMRA's Central Reservations. SPMRA – Central Reservations now charges 15%.

Issues or Complications that may arise out of this secondary reservations service.

- 1.) The spouse (Karen) of an SPMRA employee, Dave Crowther, is in direct competition with the SPMRA's Central Reservations. Central Reservations is a revenue source for the SPMRA. It is my belief that Dave and Karen are in a direct conflict of interest with the one of the major functions of the SPMRA.
 - Our SPMRA assessments are paying the wages of Mr. Dave Crowther to be the Manager of the Sun Peaks Sports Centre.
 - Karen's previous position with the SPMRA has given her invaluable knowledge of the various properties at Sun Peaks Resort, as well as a data base of names, addresses, and contacts to further her business.
- 2.) Reporting of reservation nights and resort occupancy levels may not be accurate, and if the issue is left unaddressed the SPMRA may only guess. As Karen is not a SPMRA assessment payer or business partner, she is not obligated to report who is renting their home, to whom, the number of nights, room rates, etc. It is my belief that market chaos may ensue: price undercutting and commission slashing.

RE: www.sunpeaksreservations.com / SPMRA Sanction
- Mrs. Karen Crowther, former SPMRA employee Fri., July 16, 99
- Mr. Dave Crowther, present SPMRA employee

- 3.) Homeowners' properties, depending on their specific 'Property Covenant', who have the option to avoid increased assessments will do so, and will use the alternative reservation service to avoid paying any assessment to the SPMRA other than the common SPMRA assessment. The SPMRA will lose control over the 28 day plus rental properties at 'Forest Trails', 'Timberline Village', 'The Peaks', 'Alpine Greens', Sun Mountain Villas' and other single detached homes at the resort. The SPMRA Board of Directors should all agree that these properties need to pay the SPMRA business assessments if the specific rental property (unit) is made available for 28 days or greater in the fiscal year.
- 4.) As you know, the staff of the SPMRA Central Reservations would like to take our SPMRA reservation service on-line (World Wide Web), and this service would eventually be interactive with the consumer, disclosing the number of available units, amenities, bed configurations, rates, etc. If the units availability is shown 'live' on the web, there is nothing stopping Karen and Dave to check the various units availability on our SPMRA service, and then call-up the individual property owner directly to book their home at the 11% commission. The expensive hardware and software that the SPMRA is considering purchasing would therefore be of greater benefit to Dave and Karen Crowther for their reservation service, and the SPMRA may eventually see their properties move to the new service provider – the former Manager of the SPMRA, Central Reservations.

It is my belief that the SPMRA Board of Directors and staff of the SPMRA must support the businesses that are SPMRA assessment contributors. It is also my belief that the SPMRA should not continue to employ personnel who use their position to further their own ambitions and self serving interests at the expense of the SPMRA. I consider Karen and Dave Crowther's reservations service to be in direct competition with the SPMRA.

Dave and Karen Crowther's web-site, www.sunpeaksreservations.com, and the contact numbers are:

Toll-Free: 1-800-578-8369

Business: (250) 578-8349

Facsimile: (250) 578-8369

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Sun Peaks Mountain Resort Association, Executive Director (Mike Duggan)



**SUN PEAKS
RESORT**

July 22, 1999

**Mr. Ryan Sparks
Peak Accommodations
3320 Village Place
Sun Peaks, BC
V0E 1Z1**

Via Facsimile: 578-8579

Dear Ryan:

RE: www.sunpeaksreservations.com

Thank you for your letter of July 16, 1999. I also recently became aware of this situation. This issue will be put on the agenda for the next SPMRA Board of Director's meeting.

Best Regards,

**Darcy L. Alexander
Chairman
Sun Peaks Mountain Resort Association**

c.c. **Mike Duggan
Al Raine**

Wednesday, July 28th, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, BC, VOE 1Z1

Attention: Darcy Alexander

RE: Correspondence: [www:sunpeaksreservations.com](http://www.sunpeaksreservations.com)
- SPMRA Central Reservations – audit 96'/97', 97'/98', 98'/99'

Dear Mr. Darcy Alexander,

Thank you for including what I feel is an important issue of concern to the SPMRA, [www:sunpeaksreservations.com](http://www.sunpeaksreservations.com), as an agenda item at the next SPMRA Board of Director's meeting. Find my letters of May 13th, May 20th, June 1st, and July 16th, 1999 attached.

In light of the issue I wrote of, July 16th, 1999, RE: [www:sunpeaksreservations.com](http://www.sunpeaksreservations.com) / SPMRA Sanction, and the correspondence copied to you: May 20th, 99 (SPMRA Staff Making Referrals), May 13th, 99' (Resort Guest Solicitation), and June 1st 99' (SPMRA correspondence becoming public – Code of Silence), I would insist that the Sun Peaks Mountain Resort Association administration and Board of Directors re-look at the issues. I do not believe the SPMRA administration, nor the SPMRA Board Chairman / SPRC appointed director have fully considered the enormous amount of evidence discrediting the arguments of the SPMRA administrator and of Mr. Dave Crowther.

Until recently, you have disbelieved many of the arguments I have brought forth to the SPMRA Board of Directors meetings, and subsequently, the administration had believed the word of an SPMRA employee over the word of an SPMRA Director. I do not believe the SPMRA administration have conducted themselves properly in dealing with staffing issues, as well as have not been able to look at the facts to this matter objectively.

1.) SPMRA Staff Making Referrals – May 20th, 1999

First brought to your attention at a SPMRA Board Meeting, May 20th, 1999, we discussed the issue of SPMRA staff soliciting business for management companies. It was further discussed how an SPMRA employee, Mr. Dave Crowther, was recommending property owners to use Mrs. Sharon Perchall because her management fees were less, and that she used him as her hot tub maintenance provider at a lower monthly fee than other hot tub maintenance providers.

Wednesday, July 28th, 99'

RE: Correspondence: [www:sunpeaksreservations.com](http://www.sunpeaksreservations.com)

- SPMRA Central Reservations – audit 96'/97', 97'/98', 98'/99'

May 20th, 1999, the SPMRA Board of Directors felt a conflict existed, and it was my belief that the SPMRA Executive Director was going to take disciplinary action against Mr. Dave Crowther. It was to my disbelief, after Mr. Mike Duggan had spoken to Mr. Dave Crowther, I would be chastised by an SPMRA staff member in the public-eye and asked to withdraw my complaint about him soliciting Sun Peaks Resort home owners.

As of Saturday, July 24th, 1999, Mr. Crowther was employed at the SPMRA Sports Centre. The SPMRA assessments my property owners and I contribute to the resort are paying his wages. It is my understanding, and maybe yours, that Dave and Karen Crowther are operating a second reservation service for Sun Peaks Resort. At the time I brought this issue to your attention, July 16th, 1999, it was my belief that Mr. and Mrs. Crowther were in direct competition with the SPMRA. In light of the circumstances, was there dialog or were there any issues brought forth in Mr. Dave Crowthers' defense between the dates of July 16th, 99' and July 24th, 99' that would have not lead to his immediate dismissal?

2.) SPMRA Business Standards and Ethics for SPMRA members – May 13th, 1999

As you may already know, many of Peak Accommodations and I presume other Management Companies' guests have been solicited by Mrs. Sharon Perchall, of 'Top of the Mountain Accommodations and Management', to stay in her property owners' properties while in the resort. Her offers to our guests have included; free lift passes to move from one of our properties to one of her properties: greater discounts on the nightly rate if they stayed with her their next visit to Sun Peaks; as well as offers of complementary wine enabling her to introduce herself to our guests.

Are 'Guerilla' type tactics such as the ones noted above acceptable at Sun Peaks Resort? All of the legitimate 'Property Operators' work hard, spend real money to advertise and market their properties, and also support the SPMRA in their marketing efforts through co-operative advertising, and tour / media familiarization comps and other resort / property sponsored functions to increase resort occupancy and skier visits. It is my belief that resort property operators should not approach in-resort guests for the purpose of soliciting and stealing business. Such are the tactics of Mrs. Sharon Perchall.

Furthermore, I believe I have drawn a very clear picture of the business relationship between the SPMRA Sports Centre Manager, Mr. Dave Crowther, and 'Top of the Mountain Accommodations and Management' owner, Mrs. Sharon Perchall. Is this another example to illustrate the unethical business standards to which some SPMRA members have sunk? Numerous times I have brought many of the same issues to the SPMRA administrator, and I presume, as many times my issues have fallen of deaf ears. My written complaints to the SPMRA pile-up, and nothing is done to address the issue of competing property operators soliciting guests in their resort rental property / unit.

Wednesday, July 28th, 99'

RE: Correspondence: [www:sunpeaksreservations.com](http://www.sunpeaksreservations.com)

- SPMRA Central Reservations – audit 96'/97', 97'/98', 98'/99'

In conclusion, I believe an SPMRA Central Reservations' administration and operations audit must be carried-out as soon as possible. The integrity of the SPMRA Central Reservations service is in question. I believe we need to go outside of the Sun Peaks Mountain Resort Association, and the Sun Peaks Resort Corporation to have our own system 'silent shopped'. So many times, we (Peak) have heard of guests' complaining about their experience when calling the SPMRA Central Reservations line. No one is ever there to answer the call, and when there is someone there to answer the call, the guest may be given an incorrect property descriptions, or the guest has been given other properties Toll-Free number as a referral to contact the hotel, condo, or chalet provider directly. I believe the telephone operators of the SPMRA Central Reservation service should make the booking (reservation) themselves. The alternative for the SPMRA is to continue to lose market share of the reservations, and the SPMRA will see one of their prime functions dwindle to zero. The SPMRA Board of Directors will then have to ask themselves if they will continue to finance a growing cost centre.

I believe we, the SPMRA Board of Directors, need to have the issues mentioned above addressed immediately. More importantly, the SPMRA Board must set an ethical standard and business code to which our SPMRA membership must meet or exceed, and the SPMRA Board must lead by example. Presently, a couple of SPMRA members may not be living-up to my idea of what the SPMRA standards should be. Having previously been accused of being in breach of the SPMRA Code of Ethics and Business Standards myself, and having the allegations dismissed, I would now like to know the new Code of Ethics and Business Standard the SPMRA Board of Directors' plan to set and abide to?

I believe my explanation of the issues and of the conduct of specific SPMRA accommodations partners and of our SPMRA employees has exceeded any possible misunderstanding by the SPMRA administration. The only thing left for the SPMRA to do now is to take action, make a few corrective decisions, and to take control of the public image of the SPMRA.

Would you please include this letter, and the letters attached: May 13th, 20th, June 1st, and July 16th, 1999 as an agenda item at the next meeting of the SPMRA Board of Directors.

I look forward to a positive, profitable, and mutually beneficial relationship with all of our resorts' business partners in the years to come; the Sun Peaks Resort Corporation, the membership of the Sun Peaks Mountain Resort Association, and all of the investors who own property in the SPMRA Non-Hotel sector.

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

Sunday, September 5th, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, British Columbia, VOE 1Z1

Attention: Darcy Alexander

RE: www.sunpeaksreservations.com / Australian Canada West Promotion
- Who is the SPMRA promoting?
- Was there any direction &/or guidelines given to our representatives?

Dear Mr. Darcy Alexander,

I have recently returned from a Canada West Ski Areas' (CWSA) consortium marketing trip to New Zealand and Australia, and I was representing Sun Peaks Resort firstly, Peak Accommodations secondly. I believe the effort spent in these markets is vital to increasing our resorts' skier visits, as well as our properties' occupancy levels.

As you may also know, Peak Accommodations paid for the expense of me travelling to and from New Zealand and Australia, CWSA road-show accommodations, meals, taxi fares, and many miscellaneous expenses during my month absence from the resort.

The purpose of my trip was two fold;

- 1.) Promotion of Sun Peaks Resort – the vacation experience – the vacation value.
- 2.) Exploring and establishing new markets with ski-travel consumers & wholesalers for my Sun Peaks' homeowners and Peak Accommodations.

Sun Peaks Resort, along with the other Canada West Ski Areas had an on-snow promotional show at Perisher Blue Ski Area during the weekend of, August 28th, 29th, 1999. On August 28th, 99' at approximately 10:30am, I observed a representative of the Sun Peaks Mountain Resort Association (SPMRA), write the web-site address, www.sunpeaksreservations.com, of our former SPMRA Central Reservation Manager, Karen Crowther, on the rear panel of our Australian produced resort brochure, and gave it to a inquiring lady. As you'll recall, my letter of Friday, July 16th, 1999 states why I feel the resort's second reservation service is in conflict.

Please find copy of the front & rear panels of our 'Aussy' brochure attached, and an arrow indicating where our representative wrote the web-site address. It is my belief that

Sunday, September 5th, 1999

RE: www.sunpeaksreservations.com / Australian Canada West Promotion

- Who is the SPMRA promoting?
- Was there any direction &/or guidelines given to our representatives?

the bottom space should be reserved for travel agent's contact information or for the ski-tour wholesaler's contact information that sell Sun Peaks Resort over-seas. It is also my belief that persons or businesses that do not contribute to the SPMRA should not be soliciting business on materials produced by SPMRA assessment contributing members.

This issue now raises the questions of;

- 1.) What directions and/or guidelines were given to our SPMRA / CWSA representatives at Perisher Blue Ski Area in respect of promoting 'only' SPMRA members?
- 2.) Has www.sunpeaksreservations.com contributed any money to the SPMRA to cover the expenses of our Perisher Blue / SPMRA stationed representatives?
- 3.) Is the administration of the SPMRA aware of any property or activity reservation commission fees payable to our SPMRA / CWSA representatives by www.sunpeaksreservations.com ?
- 4.) What are the specifics of the agreements that the SPMRA has made with the Australia ski-tour wholesalers, lift-companies (i.e. Perisher Blue), or other SPMRA beneficial agreements?

Further to the letters I brought to your attention, May 13th, May 20th, June 1st, July 16th, and July 28th, 1999, I would like these issues dealt with as soon as possible, and I would like to move on.

I look forward to a positive, profitable, and mutually beneficial relationship with all of our resorts' business partners in the years to come; the Sun Peaks resort Corporation, the membership of the Sun Peaks Mountain Resort Association, and all of the investors who own property in the SPMRA Non-Hotel sector.

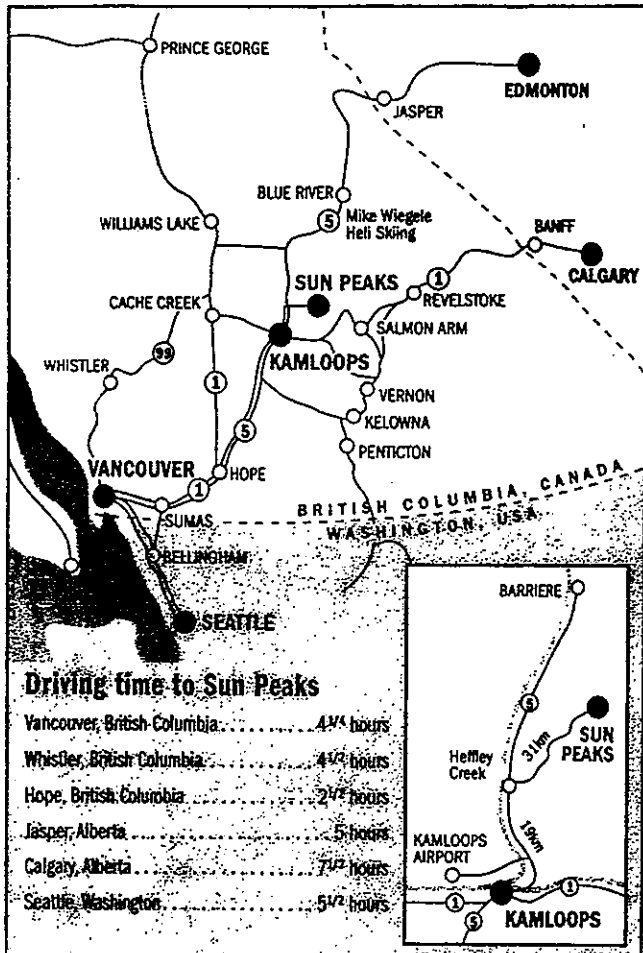
Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Ecosign Mountain Planners

how to find us

Sun Peaks is an easy 45 min. drive from Kamloops. Head north along Highway 5 for 19 kms to Heffley Creek, then turn right for another 31 kms and you're there!



PRINTED IN CANADA PHOTO CREDITS: DON WEAL, ADAM STEIN, CAMERON HERVEY, ALAN FORTUNE.



Website: www.sunpeaksresort.com
 Email: info@sunpeaksresort.com
 #50-3150 Creekside Way, Sun Peaks,
 B.C., Canada V0E 1Z1

Travel Agent Stamp



Kamloops, British Columbia, Canada
 WINTER 1999-2000

Australian brochures
 - stamp area (only differences)

PERISHER BLUE - SKI CANADA'S WEST AGENT WEEK D 27-30 August 1999

PARTICIPANTS & COMPANIES

COPY

Name	Position	Company	Accommodation
1. Judd Buchanan	Owner : Chair	Silver Star Mntn / CTC	PVH
2. Kay Buchanan	(Judd's wife)	Silver Star Mntn	PVH
3. Darren Richmond	Director of Ski School	Silver Star Mntn	PVH
4. Jeannie Foster	General Manager	Canadian Airlines	PVH
5. Kirsty Foster	GM's daughter	Canadian Airlines	PVH
6. Claire Charteris	Airport Manager	Canadian Airlines	PVH
7. Rick Pomery	Sales Director	Canadian Airlines	Station
8. Robyn Dol	Sales Manager	Canadian Airlines	Station
9. Maarten Mulder	Sales Manager	Canadian Airlines	Station
10. Mark Miller	Sales Manager	Canadian Airlines	Station
11. Sandy Butow	Sales Manager	Canadian Airlines	Station
12. Margaret Goodwin	Public Relations	Canadian Tourism Commission	PVH
13. Nancy Greene	Director of Skiing	Sun Peaks Resort	On-mountain
14. Al Raine	Director of Resort	Sun Peaks Resort	On-mountain
15. Ryan Sparks	President	Peak Accommodations Sun Peaks	Station
→ 16. Kim Beisel	Manager	Cool Technologies - Sun Peaks Resort	Jindabyne
→ 17. Vic Beisel	Manager	Cool Technologies - Sun Peaks Resort	Jindabyne
18. Katie Schwab	Kids Ski School Dir	Big White Ski Resort	Jindabyne
19. Dave Watts	Australian Rep	Resorts Of The Canadian Rockies	Jindabyne
20. Barb Watts	Australian Rep	Resorts Of The Canadian Rockies	Jindabyne
21. Tim Wilkinson	Australian Asst	Ski Banff/Lake Louise	Station
22. Brian Lyall	Sales Manager	Panorama	Station
23. Lauren Fedor	Australian Asst	Panorama	Jindabyne
24. Chris Fudge	Sales Coordinator	Whistler/Blackcomb Mountain	Station
25. Donna Brinkhaus	Manager Australia	Canadian Tourism Commission	Astoria
(Sat night only)			
26. Leeanne Dyer	Integra Marketing	Aust rep Tourism BC & Alberta	Station
27. Anthony Puliafico	Integra Marketing	Aust rep Tourism BC & Alberta	Station

Details on Expo at Perisher Blue

Dates: IN: Friday, 27 August 1999
OUT: CWSC Monday, 30 August 1999

Participants: CWSC members resorts, Canadian Airlines, CTC, Tourism BC. Travel Alberta and the following wholesalers: 1. Alpine World 2. Ski A Rama 3. Mogul Ski World 4. Travelplan

DRAFT ITINERARY OVER PAGE :

Thursday, September, 23rd, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, British Columbia, VOE 1Z1

Attention: Darcy Alexander

RE: Summer 1999 occupancies / S.P.M.R.A. 0%
- SPMRA Staff's Businesses in Conflict.

Dear Darcy,

Thank you for meeting with me, Friday, September 17th, 1999, and for the opportunity to discuss and bring three issues of my SPMRA sectors memberships' concern to your attention in person.

As you were concerned about my efforts to solicit new homeowners for my rental pool in a local coffee shop, as well as my efforts to bring additional Australia / New Zealand skier traffic to Sun Peaks Resort, I wish to convince you that my actions are appropriate in terms of resort association integrity and Sun Peaks' image.

Attracting new homeowners is a part of my business growth objectives at Sun Peaks Resort. You may also not be aware that I have the permission of the proprietor of said coffee shop to place an 8.5"x11" informational sheet on the bulletin board. The sheet remains in the same location.

Joanne
Foster
removed &
copied.

You also voiced your concerns about me travelling over-seas (New Zealand & Australia), and your concerns (perception) of the other accommodation provider business sector members' perception of my self-serving interests in travelling to these markets. Again I remind you that Peak Accommodations paid for my travel to & from New Zealand and Australia, CWSA road-show accommodations, taxi fares, and other miscellaneous expenses.

I feel that if the other members' of the SPMRA accommodation sector wish to travel around New Zealand and Australia at their own expense for 5 weeks to promote Sun Peaks Resort, I feel they should do so. Imagine the exposure & awareness that Sun Peaks Resort would receive if everyone in the accommodation business sector at Sun Peaks Resort went over-seas at their own expense, be their destination the UK, Germany, Japan, Taiwan, Chile, Argentina, New Zealand, or Australia.

RE: Summer 1999 occupancies / S.P.M.R.A. 0%

- SPMRA Staff's Businesses in Conflict.

I disagree with your comment that only SPMRA employees should be attending such ski-travel & trade shows in the future. I believe I have a vested interest in attending the shows myself, and I would assume that others in the accommodation sector would feel the same way if they believed their best interests were served in attending the shows themselves.

Will the SPMRA restrict attendance at Rendezvous Canada, retail ski shows, N.T.A., or other such trade shows?

If you wish to discuss these issues farther, I would be pleased to meet with you at my office. I can be reached at 578-2002, or on Cell 319-0002.

Again, I came to see you, Friday, September 17th, 1999, to discuss the issues noted below, and to bring these issues to the SPMRA Boards attention as agenda items at the next meeting of the SPMRA Board of Directors.

- 1.) SPMRA, Central Reservations: 0% (Summer 1999)
 - Peak Accommodations had zero reservations from the SPMRA
 - Could you please provide me with reservation distribution data for the various rental properties?
- 2.) Central Reservations Audit; and tracking reservation allocation / Integrity.
 - Historical Audit: 96'/97', 97'/98', & 98'/99'
 - SPMRA staff / business relationships with accommodation providers.
 - Karen & Dave Crowther's relationship with 'Top of the Mountain Accommodations', and www.sunpeaksreservations.com
- 3.) SPMRA, Conflict of Interest Guidelines
 - Dave Crowther, SPMRA Sports Centre Manager
 - CWSA / Perisher Blue, SPMRA Representatives

Thank you for including the above mentioned issues as agenda items for discussion at the next meeting of the Sun Peaks Mountain Resort Association Board of Directors. I will be prepared to speak to each issue at the next SPMRA Board meeting.

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

Cc SPMRA Board of Directors

Tuesday, October 12th, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, British Columbia, VOE 1Z1

Attention: Darcy Alexander

RE: Summer 1999 occupancies / S.P.M.R.A. 0%
- addressing the issues of: (your non-policy)

Dear Darcy,

Again, I thank you for meeting with me, Friday, September 17th, 1999, and for the opportunity to discuss and bring forth issues of my SPMRA sectors memberships' concern to your attention in person. I made note of these issues in a letter addressed to yourself, Thursday, September 23rd, 1999, and I had believed that these issues would be discussed at the SPMRA Board of Directors meeting, Wednesday, September 29th, 1999.

As in our earlier meeting, September 17th, 1999, your approach in handling the concerns that I brought to your attention in my letter (Sept. 23rd, 99'), and the method you employed to block me from speaking to these issues at the most recent SPMRA Board of Directors meeting was poor, as well as ill respectful of myself & my memberships concerns. Obviously, the issues I wished to bring forth as an agenda items did not make the agenda, and you alone did not wish to discuss the issues because you felt they were not 'policy issues'. Many of the issues we discussed September 29th, 1999 at the SPMRA Board of Directors meeting were not policy issues, inclusive of the proposed eastern road connection and the selection of cablevision channels.

Do you alone decide which issues are to be discussed, or did you seek input from the other SPMRA elected Directors? I am the SPMRA Non-Hotel Director, and I was elected by the SPMRA Non-Hotel sector membership to represent their best interests on the SPMRA Board. If you have cause or reason why I should not be asking for answers to my inquiries, I would like to know now.

Would you please prepare a written report to my inquiries, as in my letter of Thursday, September 23rd, 1999, and I would ask that you have these inquiries for presentation at the next SPMRA Board of Directors meeting.

RE: Summer 1999 occupancies / S.P.M.R.A. 0%

Tuesday, October 12th, 1999

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Masayoshi Ohkubo
Paul Mathews
Don Murray
SPMRA Board of Directors

Monday, November 29, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Mike Duggan, Executive Director
Suite 50 – 3150 Creekside Way
Sun Peaks, BC, VOE 1Z1

Attention: Mike Duggan

RE: Incident at 'Powder Hounds' with SPMRA Staff (Sun., Nov. 28th, 99')

Dear Mike,

Sunday, November 28th, 1999, I entered Powder Hounds Restaurant (Fireside Lodge), and was met near the entry by a confrontational and somewhat intoxicated employee of the Sun Peaks Mountain Resort Association's Sun Peaks Sports Centre.

The employee attempted to physically block my passage into the restaurant, and became increasingly more aggressive towards myself. I moved to step around him and a set of table & chairs, but he darted around the furniture to continue his confrontational advances. During the course of the interaction, our SPMRA Sports Centre employee asked me why I was not participating with Karen's reservation service, but I remained silent. I felt physically threaten by the SPMRA's employee's confrontational behavior, and fearing that I maybe assaulted, I left the restaurant immediately.

I assumed that the SPMRA employee was referring to Mrs. Karen Crowther's reservation service, www.sunpeaksreservations.com, and that our SPMRA employee was supporting Mrs. Karen Crowther, the wife of SPMRA Sports Centre Manager, Mr. Dave Crowther.

Why are the employees of the Sun Peaks Sports Centre continuing to speak about Mrs. Karen Crowther's reservation service, and why would an SPMRA employee want to support the SPMRA Central Reservations' competition, www.sunpeaksreservations.com?

The 'Sun Peaks Sports Centre', and its' staffing are proving to be a liability of the Sun Peaks Mountain Resort Association.

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.

cc SPMRA Chair, D. Alexander

Tuesday, December 28, 1999

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, BC, VOE 1Z1

Attention: Darcy Alexander

RE: Accommodation & Lift (SPRC) deals, and non-SPMRA members

Dear Darcy,

It is my belief that non SPMRA assessment contributing persons / businesses at Sun Peaks Resort should not be entitled to the same SPMRA business membership privileges as SPMRA assessment contributors. I believe that the discounted lift tickets offered by the Sun Peaks Resort Corporation maybe one such privilege.

The lift & accommodation packages offered by www.sunpeaksreservations.com, a non-SPMRA member, may suggest that the Sun Peaks Resort Corporation maybe offering the same opportunities to compete for the same room night as SPMRA accommodation providers & assessment contributors. The Sun Peaks Resort Corporation's passive acceptance to permit non-SPMRA members / competitors to package discounted lift tickets is contrary to the best interests of other SPMRA business assessment contributors.

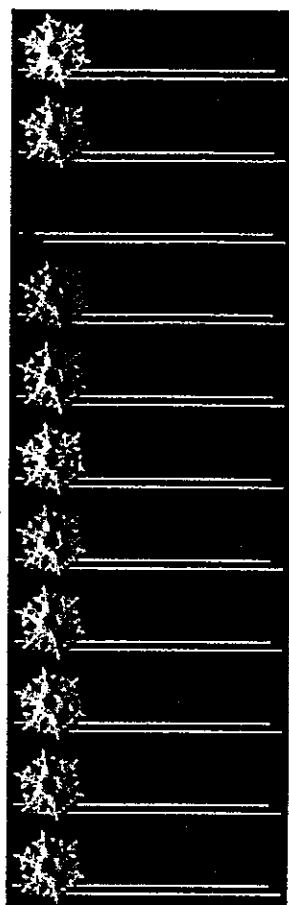
Please find four (4) pages attached that describe the various lift & accommodation packages available through www.sunpeaksreservations.com, a non-SPMRA member.

I would like to know which of the described properties and / or businesses are SPMRA business assessment contributors, which of the mentioned have signed a statutory declaration contrary to there declared use, and which of the mentioned properties and / or businesses are abiding to the SPMRA Code of Ethics and Standards of Practice. I have attached the 'Code', and SPMRA Board minutes (Aug. 21st, 97') for your information.

Would you please include the attached letter as an agenda item for discussion at the next SPMRA Board of Directors meeting?

Sincerely,

Ryan Sparks, President
BC Alpine Vacations Inc.



The Hunt!



Specials & Packages

**Through out the ski season,
watch for package deals and special offers.**



January White Sale

Radisson at Sun Peaks

Great location, great value... Choose from studios with convenience or fully equipped kitchens, cable TV and daily housekeeping.

2 days skiing and 2 nights Accommodations

Starting from \$115 US or \$158 CDN per person

2 Days Skiing and 2 Nights Lodging. Price per person, based on 2 persons in a studio unit, Valid January 4 - January 31, 2000, minimum 2 night stay. Taxes extra.

Prices are subject to change.
Other packages available.

Top of the Mountain Property Management

Choose from over 40 fine condominiums, town-homes and homes with fully equipped kitchens, fireplace, some with private hot tubs. Locations from slope-side to Village to ski in/ski out.

2 Days Skiing and 2 Nights Accommodations

Starting from \$115 US or \$158 CDN per person

Price per person, based on 2 persons in a studio unit, Valid January 4 - January 31, 2000, minimum two night stay required. Taxes extra.

Prices are subject to change.
Other packages available.

Sun Powder Properties

with fully equipped kitchens, fireplaces, and some also feature outdoor hot tubs.

2 Days Skiing and 2 Nights Accommodations

Starting from \$115 US or \$158 CDN per person

Price per person, based on 2 persons in a studio unit,
Valid January 4 - January 31, 2000, minimum two
night stay required. Taxes extra.
Prices are subject to change.
Other packages available.

Apres Ski Chalet

Choose from 2 or 4 bedroom vacation chalet. Comes with fully equipped kitchen, gas fireplace and private outdoor hot-tub

2 Days Skiing and 2 Nights Accommodations

Starting from \$95 US or \$130 CDN per person

Price per person, based on 4 persons in a 2 bedroom unit. Valid January 4 - January 31, 2000. Taxes extra.
Prices are subject to change.
Other packages available.

Stay 'N Save

Stay in Kamloops - Play at Sun Peaks! Enjoy Sun Peaks by day and Kamloops by night. Located only 50 minutes from Sun Peaks. This full service hotel has spacious rooms and services which include indoor hot-tub and sauna, exercise room and guest laundry.

2 Days Skiing and 2 Nights Lodging

Starting from \$97 US or \$138 CDN per person

Price per person, based on 2 persons in a queen room. Valid January 4 - April 16, 2000. Taxes extra.
Prices are subject to change.



February / March Spectacular

February 1, 2000 to March 28, 2000

Top of the Mountain Property Management

Choose from over 40 fine condominiums, town homes and homes with fully equipped kitchens, fireplace, some with private hot tubs.

Locations from slope side to Village to ski in/ski out.

2 Days Skiing and 2 Nights Lodging

Starting from \$138 US or \$198 CDN per person

Price per person, based on 2 persons in a studio unit,
valid February 1, 2000 through March 28, 2000.

Taxes extra.

Prices are subject to change.

Other packages available.

Radisson at Sun Peaks

Great location, great value... Choose from studios with convenience or fully equipped kitchens, outdoor hot-tub and daily housekeeping.

3 Days skiing and 3 nights Accommodations

Starting from \$237 US or \$339 CDN per person

Price per person, based on 2 persons in a studio unit.

Valid Feb 1-March 28, 2000. (Except Feb 19-26 and

Mar. 18-26) Taxes extra.

Prices are subject to change.

Other packages available.

Stay 'N Save

Stay in Kamloops - Play at Sun Peaks! Enjoy Sun Peaks by day and Kamloops by night. Located only 50 minutes from Sun Peaks, this full service hotel has spacious rooms and services which include indoor hot-tub and sauna, exercise room and guest laundry.

2 Days Skiing and 2 Nights Lodging

Starting from \$97 US or \$138 CDN per person

Price per person, based on 2 persons in a queen room. Valid February 01 - April 16, 2000. Taxes extra.

Prices are subject to change.



Kid's Ski Free

Children 12 and under receive a **FREE** lift ticket with each adult ticket purchased. Offer not valid over Dec 18-Jan 3, Feb 19-27 or Mar 18-26, a limit of 4 free tickets per group.



Home

Sign our Guest Book

Win Free Prizes!

Request a Reservation

info@sunpeaksreservations.com

On-line Bookings

Web Site Powered by
On-Call Internet Services

50

Article 1

Article 2

Article 3

Article 4

Article 5

Article 6

Article 7

Article 8

Article 9

Article 10

Article 11

Article 12

Article 13

Article 14

Article 15

SPMRA members should endeavor to operate in accordance with these Code of Ethics and Standards of Practice. Failure to do so may result in expulsion from the SPMRA and prohibit participation in its member activities.

agree to operate and abide by the terms and conditions noted in the above SPMRA code of Ethics and Standards of Practice. I understand that failure to do so may result in loss of membership in the SPMRA and the benefits and programs that membership represents.

**Sun Peaks Mountain Resort Association
Board of Directors Meeting
August 21, 1997**

Present: Darcy Alexander, Director
Don Murray, Director
Jay Leslie, Director
John Gossage, Director
Norm Huddleston, Director
Peter Alder, Director
Ron Burton, Director/Treasurer

David Deol, Four Points Sundance Lodge
Tamar Sivucha, Sun Peaks Resort Corporation
Mike Duggan, Executive Director
Leanne Walker, Recording Secretary

Meeting called to order at 1:05 PM by Chairperson, Darcy Alexander.

Darcy Alexander introduced the new appointed Director from the Sun Peaks Resort Corporation, Ron Burton. In addition, he introduced Tamar Sivucha, new Sales Manager for the Sun Peaks Resort Corporation. She is attending this meeting to help her understand the SPMRA's role within the resort.

1) APPROVAL OF PREVIOUS MINUTES

Peter Alder requested that the previous minutes be amended to note that he obtained to the 1% increase of the central reservations' commission that would be allocated to the new central reservations' system.

motion by Peter Alder "that the Board of Directors meeting minutes of June 25, 1997 be approved as amended."

seconded by Norm Huddleston

vote carried unanimously

2) BUSINESS ARISING FROM PREVIOUS MINUTES AND COMMITTEE MEETINGS

Sports Centre Committee

deferred until agenda item 4) Financial Report

Reservations System

Mike Duggan noted that the new reservation system is set up in the SPMRA's reservation office and will be operating September 1, 1997. The SPMRA will host an open house for those wanting to view the new system.

Extraordinary Contributions

Mike Duggan noted that the SPRC will contribute \$100,000 and the hotel community will match this amount. Mike Duggan will circulate a draft plan next week to the Board and the Sun Peaks hotels.

Confirmation of Secretary and Treasurer for the SPMRA

Darcy Alexander recommended that Ron Burton be appointed Treasurer of the SPMRA. In addition, it was agreed by the Board that the appointment of the Secretary be deferred until after the 1997 AGM, when the new Directors are present.

motion by Peter Alder that "Ron Burton be appointed Treasurer for the SPMRA."

seconded by John Gossage

vote carried unanimously

4) FINANCIAL REPORT

Monthly Statement

Ron Burton reviewed the submitted report.

Sports Centre

It was agreed by the Board that with the special assessment noted in the budget for the Sports Centre, that the Sports Centre Committee recommend a discount for SPMRA members (as know in the SPMRA owner's database). This will be announced at the SPMRA 1997 AGM.

motion by John Gossage that "the Board accept the special assessment for the Sports Centre budget."

seconded by Jay Leslie

vote carried unanimously

Approval of final 1997 Budget

motion by Peter Alder "to approve the revised SPMRA annual budget as submitted August 20, 1997."

second by Norm Huddleston

vote carried unanimously

The Board requested to received an updated marketing report by early next week. In addition, it was also requested that the SPMRA have separate cost centres for the Sports Centre, Central Reservations and the Cablevision Company.

Approval of Audit 1996

motion by Peter Alder to "accept the 1996 Audit for presentation at the SPMRA 1997 AGM."

seconded by John Gossage

vote carried unanimously

motion by Peter Alder that "the Chairperson and the Financial Officer sign the Statement of Financial Position."

seconded Don Murray

vote carried unanimously

Outstanding Accounts - Cablevision

Mike Duggan reviewed the outstanding account with Sheridan Realty (strata management for the Peaks and Alpine Greens).

motion by Norm Huddleston that "the Executive Director send a registered letter to Mona Murray (Manager), at Sheridan Realty noting that payment for the installation of cablevision for the Peaks and Alpine Greens be paid within 30 days upon receipt of notice or the Peaks and Alpine Greens will be disconnected from the Sun Peaks Cable Company."

seconded by Don Murray

vote carried unanimously

The Board requested that a list of delinquent accounts be submitted at every Board of Directors meeting. In addition, it was clarified that the billing of assessments be done 1 month prior to the payable quarter and that payment is due on the first of every quarter. This will be clarified for members at the 1997 AGM. The Board agreed that a 1% interest charge of all outstanding amounts be enforced as per the Board of Directors meeting May 29, 1996, motioned by Peter Alder.

5) RESERVATIONS REPORT (Karen Crowther joined the meeting)

Reservation's Report

It was suggested by the Board that the report include charts and literature to define activity that would be easily used as part of the SPMRA marketing research.

Code of Ethics

resolution by Darcy Alexander that "the Code of Ethics (as submitted) be adopted by the SPMRA Board of Directors and be incorporated into the SPMRA membership guide."

vote carried unanimously

The Board agreed that the SPMRA hold those who sign the code of ethics accountable and that any breach of ethics will be taken extremely serious. The Executive Director will send a registered letter outlining the beach of ethics and it will be the discussion of the Executive Director what action(s) will be taken.

6) NEW BUSINESS

1997 AGM Agenda & Procedures

It was noted for the Board that the SPMRA 1997 AGM date had been changed and the new confirmed date is Saturday, September 13, 1997.

Jay Leslie, Non-Hotel Director, informed the Board that he has officially resigned as the Non-Hotel Director, effective September 13, 1997. A letter will be sent to all members as soon as possible to notify them that a Non-Hotel Director will be elected to complete the term of Jay Leslie (1 year term remaining). The Nomination Committee will be John Gossage, Peter Alder and Mike Duggan. The committee will meet directly after the Board of Directors meeting. In addition, the *draft* agenda for the 1997 AGM will include the following new agenda items: approval of last AGM minutes, election of a Non-Hotel Director (fulfill current term) and other business.

Insurance

Mike Duggan reviewed the submitted memo.

motion by John Gossage that "the SPMRA renew the Directors' Liability, Office Contents & General Liability and Cablevision Equipment insurance as recommended by the Executive Director."

seconded by Don Murray

vote carried unanimously

The entire Board acknowledged Peter Alder and Jay Leslie for all the work and commitment they have contributed to the SPMRA Board of Directors and wished them all the luck in their future endeavors.

7) NEXT MEETING

The next meeting for the Board of Directors will be September 13, 1997 at 9:00 AM at the Burfield Lodge (Darcy Alexander's office), at Sun Peaks Resort.

motion by John Gossage "that there being no additional business, the meeting be adjourned."

seconded by Don Murray

vote carried unanimously

APPROVED

DATE

Thursday, March 23rd, 2000

Sun Peaks Mountain Resort Association
C/o Mr. Mike Duggan, Executive Director
Suite #50 - 3150 Creekside Way
Sun Peaks, BC, V0E 1Z1

Attention: Mike Duggan

RE: Accommodation & Lift (SPRC) deals, and Non-SPMRA members

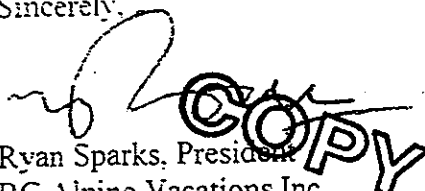
Dear Mike,

The SPMRA Board of Directors met, Wednesday, December 29th, 1999, and discussed that non-SPMRA members should not receive the same privileges as SPMRA members and assessment payers, privileges such as the discounted lift-passes offered by the Sun Peaks Resort Corporation. It would still appear that non-SPMRA members are still receiving discounted lift tickets, as advertised at www.sunpeaksreservations.com. See copy attached.

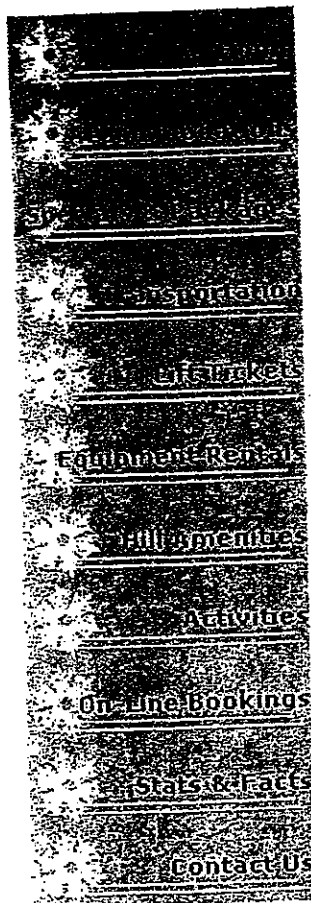
It was my understanding that the Sun Peaks Resort Corporation was going to send a letter to each of the mentioned www.sunpeaksreservations.com accommodation and lift ticket partners addressing the SPMRA concerns.

I would like to know the status of this SPMRA Board concern. Please put this issue on the agenda for the next SPMRA Board of Directors meeting.

Sincerely,


Ryan Sparks, President
BC Alpine Vacations Inc.

Cc SPMRA Board of Directors



Specials & Packages

Through out the ski season, watch for package deals and sp

Please note, specials cannot be booked online. Please conta
office at 1-888-578-8369 to inquire about availability and t
reservations.

Ultimate Spring Fling

~ Radisson at Sun Peaks

Accommodation, Lift ticket and a 9-hole round of golf at The C

Starting from \$62 US or \$90.00 CDN per pers

Price per person, based on 2 persons in a studio unit.
Valid March 27- end of ski season

Prices are subject to change. Taxes extra.

Other packages available

Discover Sun Peaks

Sun Powder Properties - from \$45 US or \$64 Cdn per
Based on 4 people in a 2 bedroom deluxe condominium.

Top of the Mountain Property Management -

Radisson at Sun Peaks Resort - from \$55 US or \$79 C
person.

Price per person, based on 2 persons in a studio unit.
Valid March 27- end of ski season

Prices are subject to change. Taxes extra.

Other packages available

March-April Spectacula

~ Top of the Mountain Property Manag

Choose from over 40 fine condominiums, town homes and home
kitchens, fireplace, some with private hot tub

Locations from slope side to Village to ski in/ski

2 Days Skiing and 2 Nights Lodging

Starting from \$138 US or \$198 CDN per pers.

Price per person, based on 2 persons in a studio unit, valid February 1, 2000
2000. Taxes extra.

Prices are subject to change.

Other packages available.

Apres Ski Chalet

2 Bedroom Vacation Chalet

Comes with fully equipped kitchen, gas fireplace and private

2 Days Skiing and 2 Nights Accommodation

Starting from \$109 US or \$158 CDN per pers.

Price per person, based on 4 persons in a 2 bedroom unit

Valid March 28-end of season, 2000. Taxes extra.

Prices are subject to change.

Other packages available.

Stay 'N Save

Stay in Kamloops - Play at Sun Peaks! Enjoy Sun Peaks by day at
Located only 50 minutes from Sun Peaks, this full service hotel has
services which include indoor hot-tub and sauna, exercise room

1 Days Skiing and 1 Nights Lodging

Starting from \$48 US or \$69 CDN per person

Price per person, based on 2 persons in a queen room. Valid February 01 - A
extra.

Prices are subject to change.

Kid's Ski Free

Children 12 and under receive a **FREE** lift ticket with each adult ticket p
over Dec 18-Jan 3, Feb 19-27 or Mar 18-26, a limit of 4 free tickets per

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Win Free Prizes!

[Request a Reservation](#)

info@sunpeaksreservations.com

[Check availability On Line](#)

Web Site Powered by
On-Call Internet Services

Monday, April 3rd, 2000

Sun Peaks Mountain Resort Association
C/o Mr. Mike Duggan, Executive Director
Suite #50 – 3150 Creekside Way
Sun Peaks, BC, VOE 1Z1

Attention: Mike Duggan

RE: Travel & Marketing, and SPMRA Member Support

Dear Mike,


I believe that persons wishing to travel at their own expense to work with the travel trade to promote their Sun Peaks Resort properties should be allowed to do so. The SPMRA member should be provided with any information relevant to their sales (marketing) mission.

The SPMRA would save monies and would better utilize human resources if they used those SPMRA accommodation sector members who wished to use their own resources and energies to service existing markets. Every SPMRA member should be encouraged by the SPMRA administration to market and promote his or her product and / or service locally, regionally, as well as internationally to the resort destination consumer.

I would like to consider traveling to emerging markets, such as Australia, England, and the US Eastern Seaboard, at my own expense to market and promote Sun Peaks Resort. What is the SPMRA's policy pertaining to individual SPMRA members' traveling at their own expense to represent their SPMRA business?

Please include this SPMRA issue as an agenda item for the next meeting of the SPMRA Board of Directors.

Sincerely,


Ryan Sparks, President
BC Alpine Vacations Inc.

Cc SPMRA Board of Directors

PEAK ACCOMMODATIONS AND MANAGEMENT

A DIVISION OF BC ALPINE VACATIONS INC.

Saturday, May 13th, 2000

Nippon Cable Corporation
C/o Mr. Masayoshi Ohkubo, President & C.E.O.
3 - 16 - 12 Nishi-kasai, Edogawa-ku
Tokyo 134, Japan

E-mail: katayose@nipponcable.com
Tokyo Fax: 011-81-3-3688-4716
Narashino Fax: 011-81-4-7451-3735

Attention: Masayoshi Ohkubo

RE: Addressing SPMRA concerns / **SPRC Slow to React**

Dear Masa,

The Sun Peaks Mountain Resort Association Board of Directors met Wednesday, December 29th, 1999, and discussed the issue of Accommodation & Lift (SPRC) deals, and Non-SPMRA members, as attached letter, Tuesday, December 28th, 1999. It would seem a Non-SPMRA assessment contributor, www.sunpeaksreservations.com, was packaging discounted lift-passes with rooms, a privilege reserved for only SPMRA assessment contributors.

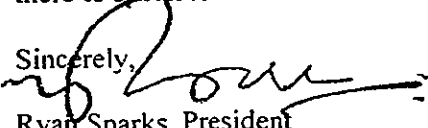
During our December 29th, 1999, meeting, the SPMRA Board of Directors were given verbal reassurance from the SPRC that this issue would be dealt with immediately, restricting the sale of lift-passes to only SPMRA assessment contributing businesses and properties. As you may not know, the SPRC has agreements to sell discounted lift-passes with many SPMRA properties at Sun Peaks Resort.

Thursday, March 23rd, 2000, I checked the web site again: letter attached, and verified that the Non-SPMRA assessment contributor was still packaging the SPRC's discounted lift-passes on their web site. Why didn't you act earlier to address the SPMRA Board's concerns?

For the 1999 / 2000 Winter-Season, our SPMRA assessment contributors lost room nights, as well as lost room rental revenues because the SPRC chose not to address the issue. By continuing to sell the discounted lift passes to the Non-SPMRA assessment-contributing business, the SPRC netted a higher financial yield, and disadvantaged our SPMRA assessment-contributing members.

Addressing SPMRA concerns / SPRC Slow to React, should be included as an agenda item at the SPMRA Annual General Meeting (AGM) June 24th, 2000, and I believe you should personally be there to speak to the SPMRA members about this issue, and other issues the members may have.

Sincerely,


Ryan Sparks, President
BC Alpine Vacations Inc.

Cc SPMRA Board of Directors



Wednesday, July 5th, 2000

Sun Peaks Mountain resort Association
C/o Mr. Mike Duggan, Executive Director
Suite #50 – 3150 Creekside Way
Sun Peaks, BC, V0E 1Z1

Attention: Mike Duggan

RE: Solicitation of Guests on Horse Drawn Wagon Rides

Dear Mike,

Tuesday evening, July 4th, 2000, I was socializing with a couple of our Sun Peaks Resort guests, Betty & Carman, and they told me about their Sun Peaks' wagon ride experience, and how the wagon ride operator informed them about his other business, daily rental property management. The resort guest's were given a Peak Season Property Management Ltd. brochure, which they gave me, and the guests informed me about the ski & accommodation packages that were offered to them if they were to return during the winter season.

Betty Tsai & Carmen Stansfield are presently staying at the Nancy Greene's Cahilty Lodge, Room #345, and will be staying within the resort until Friday, July 7th, 2000 (check-out).

-What is the Sun Peaks Mountain Resort Associations' policy regarding SPMRA contractors soliciting business for their own self-serving interests, and would this conduct constitute a conflict of interest with the other members of the SPMRA accommodation sector?

I would appreciate your immediate attention to this matter, as I believe the SPMRA Wagon Ride operator may have a conflict of interest with the other SPMRA accommodation sector members' best interests.

Yours Truly,

Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Darcy Alexander, SPMRA Chair
David Deol, Director
Denise Austin, Director
Al Raine, Director

05-Jul-00 12:08pm From-SUN PEAKS RESORT ASSOCIATION

2505787843

T-430 P.01/01 F-951



July 5, 2000

Nick Kwasniak
Melissa Dyck
Peak Season Property Management
#13 Alpine Greens
Sun Peaks, BC V0E 1Z1

Dear Nick and Melissa:

I've had two letters of complaint in two days related to solicitation of guests related to Peaks Seasons Property Management while they were on the wagon ride. All the other properties that are subsidizing your wagon rides are not amused.

The subsidy from the Resort Association will disappear after one more complaint whether verified or not. If that happens I don't like your chances of getting money from hotels either.

I hope you can recognize the obvious conflict of interest in what you are doing.

Yours Sincerely,

SUN PEAKS MOUNTAIN RESORT ASSOCIATION

Mike Duggan
Executive Director

cc: Darcy Alexander
David Deol
Denise Austin
Al Raine
bc: Larry Bray

MD/nb





July 5, 2000

Nick Kwasniak
Melissa Dyck
Peak Season Property Management
#13 Alpine Greens
Sun Peaks, BC V0E 1Z1

Dear Nick and Melissa:

I've had two letters of complaint in two days related to solicitation of guests related to Peaks Seasons Property Management while they were on the wagon ride. All the other properties that are subsidizing your wagon rides are not amused.

The subsidy from the Resort Association will disappear after one more complaint whether verified or not. If that happens I don't like your chances of getting money from hotels either.

I hope you can recognize the obvious conflict of interest in what you are doing.

Yours Sincerely,

SUN PEAKS MOUNTAIN RESORT ASSOCIATION

Mike Duggan
Executive Director

cc: Darcy Alexander
David Deol
Denise Austin
Al Raine
bc: Ryan Sparks

MD/nb

PEAK ACCOMMODATIONS

AND MANAGEMENT
A DIVISION OF BC ALPINE VACATIONS INC.

Monday, July 3rd, 2000

Sun Peaks Mountain Resort Association
C/o Mr. Mike Duggan, Executive Director
Suite #50 – 3150 Creekside Way
Sun Peaks, BC, VOE 1Z1

Attention: Mike Duggan

RE: SPMRA Board terms too long. / Nick Kwasniak

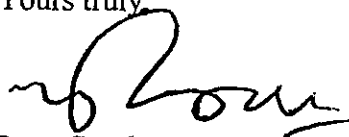
Dear Mike,

Sunday morning, July 2nd, 2000, I was approached by Mr. Nick Kwasniak in the Bolacco Café, and was asked about the length of time I had sat on the SPMRA Board of Directors. Mr. Kwasniak said that I had sat on the SPMRA Board of Directors too long.

Do these actions and statements reflect the proper conduct of an SPMRA contractor? I believe a hired contractor must be careful, as well as tactful when publicly criticizing the SPMRA Board of Directors, or the Associations' decisions. The proper channel for this discussion should be by presentation to the SPMRA Board of Directors.

I would appreciate your assistance in clearing up any possible misunderstandings.

Yours truly



Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Darcy Alexander, SPMRA Chairman
Al Raine, Director
Denise Austin, Director
David Deol, Director

PEAK ACCOMMODATIONS

AND MANAGEMENT
A DIVISION OF BC ALPINE VACATIONS INC.

Sunday, April 1st, 2001

Sun Peaks Mountain Resort Association
C/o Mrs. Joanne Foster, Executive Director
Suite #50 – 3150 Creekside Way
Sun Peaks, BC, VOE 1Z1

Attention: Joanne Foster

RE: Central Reservation Employee Conflict of Interest
- Allan Newman

Dear Joanne,


It has recently come to my attention that a Central Reservation employee, Allan Newman, has been sub-leasing his apartment via Tourism Sun Peaks' Central Reservations. Wally and Kelly Ruta, the homeowners of Crystal Forest #24 are not impressed with his misconduct or deception Mr. Allan Newman has employed to pay his rent. Allan Newman's guests this past week were auction prizewinners.

Please find attached a letter written by Mr. Allan Newman, January 6th, 2001.

My client and myself strongly suspect that this is not the only incident involving the sub-leasing of Crystal Forest #24, and we would urge you to address this fraudulent misrepresentation of the property immediately. We would appreciate it if you would kindly keep us informed of the course of action you decide.

If you wish to speak with me further, please don't hesitate to contact me.

Sincerely,


Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Darcy Alexander, Chairman
Wally and Kelly Ruta



Allan Newman
24- 6005 Valley Drive
Sun Peaks BC
Canada V0E 1Z1

2001 January 06

Wally and Kelly Ruta
Box 16, Group 316, RR3
Selkirk MB
Canada R1A 2A2

Wally and Kelly,

Happy New Year! I hope everything is going well for you. Please find enclosed a new cheque for 600.00 to cover the January rent. I apologize for the inconvenience, for some reason my account had a limit on the amount of funds that can be withdrawn, and I guess the holidays maxed it out!

Lately I have been finding that \$600.00 per month is too much for me. I can afford it, however I am sure you realize that resort staff are not the highest paid in the world, and with all of my other expenses I have been dipping into my minimal savings. So I have a proposal for you.

In exchange for lowering my monthly rent to \$450.00, I would be willing to offer the unit to you again for the peak holiday season each year for nightly rental, as well as up to one weekend a month for your personal use, or nightly rental.

Total income at present:	600 x 6 months	= \$3600.00
	500 x 6 months	= \$3000.00
	<u>Total</u>	<u>= \$6600.00</u>

New Arrangement:	400 x 12 months	= \$4800.00
	18 nights @ 215/night*	= \$3870.00
	<u>Total</u>	<u>= \$8670.00</u>

*215/night is the advertised rate for a C.F. 1 bedroom by Peak Accommodations.

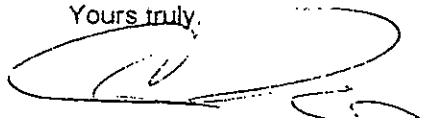
As you can see, your income would be greater with my preferred arrangement, plus my rent would be lower, guaranteeing my long-term commitment to you. In addition, you would have the unit available to you for ski/summer trips throughout the year – one of the main reasons I am sure you purchased the unit in the first place.

In addition, you could maximize your net profit from the holiday by removing the unit from the Peak Accommodations rental pool and going privately online with Central Reservations, where you would be almost guaranteed a booking due to the high demand for holidays at Sun Peaks.

Please consider this offer, and feel free to call me at any time to discuss this in further detail. My office number is 250.578.5474.

I wish you and your family a happy and prosperous New Year and I look forward to hearing from you soon.

Yours truly,



Allan Newman

PEAK ACCOMMODATIONS

AND MANAGEMENT
A DIVISION OF BC ALPINE VACATIONS INC.

Tuesday, June 12th, 2001

Nippon Cable Corporation
C/o Mr. Masayoshi Ohkubo, President & C.E.O.
3 - 16 - 12 Nishi-kasai, Edogawa-ku
Tokyo 134, Japan

Email: katayose@nipponcable.com
Tokyo Fax: 011-81-3-3688-4716
Narashino Fax: 011-81-4-7451-3735

Attention: Masayoshi Ohkubo

RE: Sun Peaks Mountain Resort Association
Unresolved issues

Dear Masa,

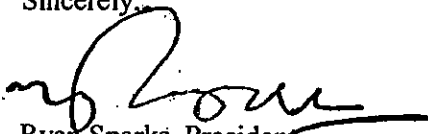
Would you please address a few issues that I have brought forth to the Sun Peaks Mountain Resort Association - Board of Directors? Correspondence attached. It would appear that my correspondence has been ignored, and the Tourism Sun Peaks - Board is unable to find my sectors' membership a satisfactory resolution to the issues that keep appearing. I believe there is a pattern of internal management problems at Sun Peaks Resort, and would like you to take action to address these problems immediately.

As you know, I have served as a member of the Tourism Sun Peaks - Board of Directors for three years, have been elected twice by the membership of my sector, Non-hotel, and have represented Sun Peaks Resort around the world on my own time and at my own expense. I believe I have a good understanding of the travel trade, how the industry cooperates to achieve goals, and how Tourism Sun Peaks could operate more effectively to achieve their own goals.

Everyone's goals' at Sun Peaks Resort, including Tourism Sun Peaks employees, the Sun Peaks Resort Corporation, and the resort's private sector businesses (Tourism Sun Peaks members) should be one in the same; selling more real estate, renting more accommodation, and providing the best Mountain Resort experience possible. Is this the case at Sun Peaks Resort?

The 2000 / 2001 Annual General Meeting of Tourism Sun Peaks will be held on Saturday, June 23rd, 2001, 11:00 am in the Hearthstone Lodge at Sun Peaks, BC, and I believe you should personally be there to speak to the Tourism Sun Peaks membership about the attached correspondence and address the issues I have brought forth to the Mountain.

Sincerely,


Ryan Sparks, President
BC Alpine Vacations Inc.



PEAK ACCOMMODATIONS

AND MANAGEMENT
A DIVISION OF BC ALPINE VACATIONS INC.

Monday, August 6th, 2001

Sun Peaks Mountain Resort Association
C/o Mr. Darcy Alexander, Chairman
1280 Alpine Road
Sun Peaks, BC, VOE 1Z1

Attention: Darcy Alexander

RE: SPMRA – Correspondence made public

Dear Darcy,

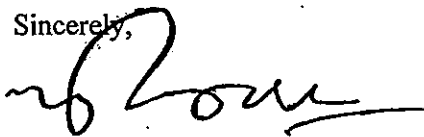
Friday, July 27th, 2001, the Board of Directors of Tourism Sun Peaks (SPMRA) asked me to resign my Director's seat, Non-hotel, for allegedly making SPMRA correspondence public. The Board voted in favour of notifying the SPMRA membership of the correspondence, and why I was being asked to resign, should I not voluntarily resign from the SPMRA Board of Directors.

I believe the SPMRA Executive Director and Executive Committee should notify each SPMRA member of the correspondence that was allegedly received from a competitor. I believe the SPMRA membership may find the correspondence of concern.

During the, November 18th, 1998, SPMRA Board of Directors meeting, Sun Peaks Lodge, you had asked me to resign from the Board of Directors. You may recall, the Executive Director, correspondence attached, David Deol, and you believed that I had breached the SPMRA's Code for Standards of Business Practice and Ethical Behaviour. When asked about your comments, Friday, July 27th, 2001, I believe you denied that you had asked me to resign from the SPMRA Board of Directors, November 18th, 1998.

I will be contributing additional letters to the SPMRA that I believe will reflect a truer picture of the administration of the SPMRA, and would ask the SPMRA Executive Director to refrain from sending correspondence to the membership until I have gathered and submitted all SPMRA correspondence to the SPMRA for mailing.

Sincerely,



Ryan Sparks, President
BC Alpine Vacations Inc.

Cc Masayoshi Ohkubo, Nippon Cable
Paul Mathews, Ecosign Mountain P



SUN PEAKS
RESORT