

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 93

Date: Monday, April 25, 2022

Place: TRCA Lounge

In Attendance: Directors: Larry Bray (LB), Jon Durkin (JD), Jim Roe (JR), Glen Wood (GW)

1. Welcome and Introductions

The meeting was called to order at 6:06 with JD as Chairman.

2. Minutes of BOD-92

JD reviewed and checked the status of the action items from BOD-92. JD MOVED the minutes of BOD-92 be accepted; seconded by LB and **Motion BOD93-1** carried.

3. Monthly Financials

GW stated that the financials for the previous month were incorrect and the BOD can expect the corrected document by May 20

4. Preparation for the May 3 AGM

JD walked the BOD through the AGM slide deck. The presentation was well received and several positive changes were incorporated.

JD MOVED that the letter from PLC (Mark Bourrée) dated April 22 stating that PLC presently holds 45 votes (for the AGM) has been confirmed as accurate and accepted by the BOD; seconded by JR and **Motion 93-2** carried

Action 1: LB to identify the number of lots that PLC will bring to the AGM

Action 2: GW to ask Kim H. to seek out neighborhood volunteers (from TRB, NP, Dilworth, SR and Solstice) and establish sign-in process similar to that used for the 2019 AGM

Action 3: GW to ask Kim H. and Dawn H. to calculate the number of homes presently in TR community- needed so as to establish quorum and Director nomination processes.

5. COMMITTEE REPORTS

Landscaping & TRB Maintenance (GW)

No update

Legal (CF)

JR discussed that the TRCA attempt to secure Brad Conquist (PLC 's lawyer) as our strata lawyer if PLC were in agreement.

Action 4: LB to obtain letter from PLC to authorize Brad to counsel the TRCA with regard to the clubhouse strata

Bylaws and Policies (JR)

JR reported that the City has committed to erect a pedestrian speed bump at the intersection of TRB and Tallgrass this year.

Building Scheme / Design Guidelines: A presentation will be made at the AGM. JR will prepare a draft of the presentation for BOD comment.

Finance (GW/CF)

Action 5: JD to contact Tony at Best Security and James Cronk so as to obtain invoices for the upgrades to the Clubhouse security system.

Communication and Membership (JD)

No update

Trail Committee (LB)

No update

Amenities and Strata (JD)

No update

Insurance Committee (JR)

2022 insurance package approved by BOD. No significant change in premium or coverage. Waiting for invoice from Capri.

6. Other items

None

7. Adjourn and Next Meeting

Meeting adjourned at 8:30pm with next meeting with next meeting scheduled for April 25 at 6:00pm in the lounge