

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 99

Date: Tuesday, December 6, 2022

Place: TRCA Lounge

In Attendance: Directors: Jon Durkin (JD), Joe Danchuk (JDa),
Jim Roe (JR), Glen Wood (GW)
Larry Bray (LB)- by video

1. Welcome and Introductions

The meeting was called to order at 6:05 with JD as Chairman.

2. Minutes of BOD-98

JD reviewed and checked the status of the action items from BOD-98. JD MOVED the minutes of BOD-98 be accepted; seconded by LB and **Motion BOD99-1** carried.

3. Monthly Financials

The interim monthly financials for October were reviewed and approved.

Action 1: JD to follow up on the home on Foxtail that have been paying the rent charge for a length of time despite no home yet built.

4. Update on Clubhouse strata issue (confidential discussion).

5. Update on TRB traffic control

JR reported that we have had little progress on this issue over the past few months, and will likely not see much attention paid to it by the City until the effects of the recent elections have settled. In addition, our supporter on Council, Gail Given was not re-elected- a clear setback.

After discussion, it was decided that little can be accomplished over the winter (effective site visit for example) and the best course of action will be to recharge our efforts for a major push in the spring.

6. Update on the TR Entrance structure project

Please see GW's report below.

7. Fall Newsletter to the Community

Action 3: JD to draft the newsletter and circulate it to BOD members by Nov. 16 for discussion and agreement.

8. Snow removal contact

JD MOVED that the TRCA enter into a contract with Carrington (via James Cronk) for snow removal along the entire length of TRBs east-side sidewalk under terms used last winter; seconded by JR and **Motion BOD98-2** carried

9. COMMITTEE REPORTS

Landscaping & TRB Maintenance (GW)

Yesterday saw the waterfall pond restoration project completed on time and on budget. Two loads of dirt were hauled out as a result of the levelling of the base and thee digging of an 18 by 18 inch ditch along the east side which is where the seeping water seems to come. All of this was then filled with medium size shot rock -a minimum of four loads. With absolutely no rain of any consequence in the last few months the water never went away even with evaporation so our guess that it is seep water from the golf course pond would seem to be valid. With a level base and lots of voids in the rock it is hoped that we never see water again and the mosquitoes will no longer breed there.

The elimination of the "Mosquito Pond" cost \$3400 which was below the approved \$4000 estimate.

Tiger Boys have agreed to take all of the junk from the project away this Friday if all goes well and is going to provide a quote for the restoration of the south east portion of the landscaping which has been partially dead for years due to an inadequate watering system. JD will be meeting with

Mainstream soon to get a quote on the irrigation system replacement for the area mentioned above.

Once again we have had great service and response from our two contractors. This is the end of their fifth year and there is no reason to change what seems to work so well.

Legal (JR)

Strata / Carrington – JR has been pressuring Matthew Fischer to provide his proposed Carrington response but, so far, we haven't received anything. He will continue to push as much as possible- i.e., will call him on Tuesday.

Bylaws and Policies (JR)

One email has been received from a newcomer which asks many questions (speeding, parking, landscaping, entry feature, Fortis power station....). JR has yet to respond.

JD raised the point that JR has many complex issues he is handling including the Strata (with LB), and Traffic Calming on TRB and Developer Relations and that continuing to take the lead on Bylaws, Building Scheme and Policies as well is perhaps asking too much. Following discussion, it was decided that Joe (JDa) will take on the latter portfolio effective immediately. For the interim JDa will copy JR on all correspondence arising from this file.

Action 4: JD to instruct Kim Hewitt to direct all correspondence received on Bylaws, Building Scheme and Policies to Joe and to copy JR (for the time being).

Finance (GW/CF)

No additional report.

Communication and Membership (JD)

Since last BOD meeting (Sept 26):

- There have been 5 new homes added to our membership list.
- Two MailChimp communications were issued to the community:
 - Oct 13 – Updated winter rules for access and use of the TRCA amenities.
 - Nov. 1 – Carrington's winter menus.

A draft of the Fall Newsletter template sent to BOD Nov 6 for comment. JD to draft the newsletter for BOD input within a week

Issue with home on Foxtail who have been paying the rent charge since before 2018 but the house is only now being built!!! Possible rebate needs to be issued.

Contact Information & website needs an update (PAD, winter rules; lounge waiver, meeting minutes).

Trail Committee (LB)

No Report.

Amenities and Strata (JD)

- Winter rules came into effect Oct 24.
- JD to contact Best Security with questions on the specifics of the new security/FOB system as they apply to the winter season.
- Need decision on 2 new chairs to replace the sad creatures currently in the Lounge.
- Need to purchase new FOBs.
- James Cronk has confirmed that they will conduct snow clearing of the east sidewalk along the entire length of TRB as they did last year. JD has reviewed the contract used last year and has approved its use for this winter.

JD MOVED that we buy 2 new chairs for the Lounge to replace 3 of the original chairs that have been severely age-damaged at a cost of \$950; seconded by JDa **and Motion BOD98-3** carried.

Insurance Committee (JR)

Action 8: JD to ask James Cronk if he can secure us a copy of the current clubhouse insurance policy.

10. Other items

JDa reported that the city park planned along Tallgrass is apparently over budget and is stalled. He will pursue this issue with the City.

11. Adjourn and Next Meeting

Meeting adjourned at 8:00pm. The BOD will meet again on Tuesday Dec 7, 2022.