

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 102

Date: Tuesday, February 7, 2023

Place: Lounge

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

1. Welcome and Introductions

The meeting was called to order at 6:07 with JD as Chairman.

2. Minutes of BOD-101

JD reviewed and checked the status of the action items from BOD-101. JD MOVED the minutes of BOD-102; seconded by JDa and **Motion BOD102-1** carried.

3. Monthly Financials

GW reported that our bookkeeping service is in the midst of preparing the 2022 year end, hence there is no interim financial reports to be tabled at this meeting

4. Update on Clubhouse strata issue

It appears that James Cronk will be the person representing Durali Properties in establishing an operational strata council. JR and LB will meet with James re setting up the council. This will entail among other things:

- Setting up a strata bank account and transfer the funds held in trust (with Matthew Fischer in our case) to the strata account
- Nomination and naming the President and other management positions as per the strata bylaw
- Establish the first strata meeting.

Action 1: JR to contact James Cronk and set up the meeting described and draft an agenda to be circulated to the BOD.

Action 2: JD to check on the dates of any previous financial offerings to Carrington by the TRCA.

Action 3: GW to circulate the total estimated cost of upgrading the TR entrance structure

5. COMMITTEE REPORTS

Communications/ Membership:

Since last BOD meeting (Jan 3):

- There have been 8 new homes added to our membership list. To JDs knowledge, we are now completely up to date on having all homeowners as members in good standing (a first!!)
- A cheque for \$900 was given to the owners of 1970 Foxtail as reimbursement for overpayment of the rent charge, as discussed previously with the BOD.
- There is still an issue with Rutland Centennial Hall repaying the \$250 deposit from last May's AGM meet
- Two MailChimp communications were issued to the community:
 - Jan 17- Press release re the sale of the golf club
 - Feb 3- Golf Club Valentine menu

Clubhouse Amenities/ Clubhouse Relations

- The flood detector water shutoff system, that we partially paid for, was never enabled due to plumbing issues. Tony deMontigny, the owner of Best Security will work with James Cronk (JC) and the plumber in late February to complete the work.
- A set of blinds in the lounge was recently damaged and is in need of repair- JD will handle this.
- We need to work with JC to ensure that the frozen pipe issue is permanently rectified before next winter- this is now a strata issue one would think.

Insurance:

JR has reached out to Capri to get the process started for our insurance renewal.

6. Other items

Due to the increasing work load placed on JR re the strata. JD will take over responsibility to establish traction on TRB traffic calming.

BC Assessment has increased our property tax for SL2 by 51% from last year, and has apparently done the same to SL1. JD and James Cronk have agreed to appeal this increase.

The automatic water shutoff system controls for the clubhouse will be installed in February. The TRCA will pay its fair share

7. Adjourn and Next Meeting

Meeting adjourned at 7:10pm. The BOD will meet again on Wednesday March 8, 2023