

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 105

Date: Wednesday April 3, 2023

Place: Lounge

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

1. Welcome and Introductions

The meeting was called to order at 6:35 with JD as Chairman.

2. Minutes of BOD-104

JD reviewed and checked the status of the action items from BOD-104. JD MOVED the minutes of BOD-104 be approved; seconded by JR and **Motion BOD105-1** carried.

3. Monthly Financials

GW reported that the draft 2023 budget is not quite ready for discussion and approval. GW will meet with BEL Solutions later this week and forward the draft to BOD members for discussion.

Our 51% increase in the assessed value of our clubhouse strata (TRCA owned) was appealed by Adrian Rizzo (of Kent-Macpherson) to BC Assessment and he successful got the assessment lowered by ~20%- to \$232,800

4. Update on Clubhouse strata issue

JR pointed out that Carrington missed the 30-day deadline to address our response to their Feb. 14th communication re past strata costs- as per the signed agreement with them.

Action 1: JR to contact Matthew Fischer to discuss next steps.

Action 2: JR to contact Jeff Marshall (Parkbridge) concerning any agreements they may have made with Carrington in the near past that would require TRCA approval if those agreements in fact impacted strata common property in any way.

JD has yet to hear from Durali Properties regarding our proposal that JD meet with Gurgit Jhaji on best options by which the TRCA can work with the new golf club owners in establishing an effective and operational strata council.

Action 3: JD to continue to push for this meeting.

5. Update on Traffic Calming along TRB

JR pointed out from conversations he has had with Jeff Marshall (Parkbridge), the City and Parkbridge have had discussions on the subject that the TRCA needs to be part of- if not assuming a lead role!

Action 4: JR to pass to JD the contact(s) at the City that Parkbridge is having discussions with and for JD to contact these officials and state in the strongest way that the TRCA has been attempting to solve this growing problem for years (with minimal response from the City in general) and the TRCA needs to be consulted and an active participant in any proposals generated re this issue.

6. COMMITTEE REPORTS

I. Landscaping (GW)

The irrigation valve replacement project for the mid set of valves is complete with the bottom group scheduled to be done next year. The cost was put into this year's irrigation budget. The spring clean-up has commenced and the pile of junk leftover from the pond project will also be removed soon. The snow came before it could be removed last fall. GW has a rough quote to supply irrigation for the south side of the pond and the plant quote will come as soon as the nurseries open.

II. Developer Relations (JR)

Nothing new to report since our last BOD meeting.

III. Legal (JR)

Nothing new to report since our last BOD meeting.

IV. Bylaw and Policies (JD)

JDa received and dealt with two minor issues that arose with homeowners since the last meeting.

V. Finance

Nothing new to report since our last BOD meeting.

VI. Communications Report

Nothing to report since the last BOD meeting.

VII. Trails Report

Nothing to report since the last BOD meeting.

VIII. Amenities Report

- The golf club had decided (on their own) to erect a chain gate across the entrance to the parking lot to prevent the obnoxious behavior of people parking/ partying in the lot late at night. JD agreed, only after saying they had no right to

do so without obtaining our agreement since the lot (for the main) is common property. They acknowledged such and promised to present the TRCA with a key for possible future needs.

- The posts and chain are now in place.
- JD has attempted on several occasions to meet with Durali Properties (without success to date) to discuss the strata council, community relations and an agreeable cost sharing formula moving forward. Please see attached email trail between Gurjit and myself- we need to discuss ramping up our request for a meeting at the BOD.
- Adrian Rizzo of Kent- Macpherson represented the “strata” at a BC Assessment appeals meeting in an attempt to reduce the 2023 assessment of the clubhouse which was raised 51% over last year. He was successful in getting reduced by approx. 20%. His email response to us is attached to this report.
- James Cronk received a quote from Best Security re the water valve shutoff project. JR handled the response which we can discuss at the BOD.

IX. Insurance

- We have increased some of our coverages (as agreed by the BOD). I am still waiting for the final invoice from our insurance provider.

7. Other items

Given the circumstances around the strata and the likely need to transiently raise the rent charge for the second half of the current year, it was agreed that a face-to-face AGM (as opposed to virtual) is the proper approach. Likely date will be June 12 or 13.

Action 5: JD to find the availability of Ellison Hall for those dates.

8. Adjourn and Next Meeting

Meeting adjourned at 8:20pm. The BOD will meet again on Monday May 1, 2023.