

## Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 106

**Date:** Monday May 1, 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 6:01 with JD as Chairman.

### 2. Minutes of BOD-106

JD reviewed and checked the status of the action items from BOD-105. JD MOVED the minutes of BOD-105 be approved; seconded by JR and **Motion BOD106-1** carried.

### 3. Monthly Financials

GW tabled the 2023 Budget and the board agreed that the document as presented be tabled at the 2022/23 AGM for approval, with the following three changes:

- Omit the "Volunteer Recognition" line item;
- Have Strata expenses set at \$20,000.00
- Insert and provide 2022 budget column

JD MOVED that the budget for 2023 as presented (with the three changes noted) be accepted resulting in an increase in the monthly rate to \$40.00 per month commencing July 1 2023; seconded by JR and **Motion BOD106-2** carried.

GW MOVED that while the TRCA board recognizes that the bylaws require a Contingency Fund be added to each year's budget, the board believes that we currently have adequate contingency funds in place and therefore no allowance has been allocated in the 2023 budget; seconded by JD; and **Motion BOD106-3** carried.

#### **4. Update on Clubhouse strata issue**

JR to meet with Brad Conquest on May 2 to discuss if and how the settlement between Parkbridge and Carrington has any bearing on the TRCA.

JD met with the new owner Gurjit Jhaji of Durali Properties to discuss issues and to initiate and to hopefully initiate the 2023 strata budget process. While the meeting was cordial, Gurjit stated that he has a prior agreement with Carrington dictating that the 2023 budget will only be discussed following an agreement between the TRCA and Carrington on the 2017-2022 expense claims.

*Action 1:* JR to provide and interpret the parameters of our Legal Insurance and report to the Board.

#### **5. Proposed 2022/23 AGM**

JD MOVED that the 2022/23 AGM be held on June 12 at 7:00pm at Trinity Church; seconded by JD; and **Motion BOD106-4** carried.

The board agreed to have Matthew Fischer attend and address the AGM on matters associated with Carrington's proposed 2017-22 strata expenses and how the sale of the Golfclub impacted the TRCA

*Action 2:* JR to invite Matthew to the AGM

#### **6. COMMITTEE REPORTS**

##### **I. Landscaping (GW)**

GW reported that the trucks and cars are taking a toll along TRB. The control box by the cart crossing will be repaired next Thursday and he has asked Mainstream to run the zone where the truck took on the median garden. The rest of those repairs, including a new substantive tree, will be fixed up by Parkbridge hopefully sooner than later.

##### **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 last meeting.

**V. Finance**

Nothing new to report since our last BOD meeting.

**VI. Communications Report**

Nothing to report since last BOD meeting

**VII. Trails Report**

Nothing to report since last BOD meeting

**VIII. Amenities Report**

Nothing to report since last BOD meeting

**IX. Insurance**

- the 2023 policy has been received and renewed.

## **7. Other items**

JDa reported that the City park on Foxtail/ Tallgrass is to be worked on in the second week of May.

## **8. Adjourn and Next Meeting**

Meeting adjourned at 7:45 pm. The BOD will meet again on Monday June 5, 2023