

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 109

Date: Monday August 28, 2023

Place: Lounge

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

1. Welcome and Introductions

The meeting was called to order at 6:08 with JD as Chairman.

2. Minutes of BOD–108

JD reviewed and checked the status of the action items from BOD-108. JD MOVED the minutes of BOD-107 be approved; seconded by GW and **Motion BOD109-1** carried.

3. Review and finalize June 12 AGM minutes

JD tabled the final version of the AGM minutes for discussion and vote. The minutes were deemed final by the board:

GW MOVED that the AGM minutes as tabled be approved by the board and subsequently distributed to the TR community as requested; seconded by JDa and **Motion BOD109-2** carried

Action 1: JD to have KH distribute the AGM minutes to the TR community as requested

4. Monthly financials

July's interim financial report was reviewed and accepted

JD raised the issue that we need to formally remove Jim Roe's name from our Interior Saving account.

Action 2: JD and GW, as the two named signers for the account, need to complete the banks "Change of Signer's Request" and for GW to forward the completed forms along with the approved minutes of BOD 107 (in which we formally removed Jim's name from the accounts) to the bank.

5. BOD succession plan update

JD presented three names who either wish to sit on the BOD or are interested in learning more about how we operate. Following discussion, it was decided to invite Kelly Hammond, Brittany Burpee, and JB Deschamps to the next BOD meeting, scheduled for Sept 25.

Action 3: JD to invite both Brittany, Kelly and JB to the next meeting

6. Update on Clubhouse strata issue

As detailed at the AGM, the Board's goal (and responsibility) will be to ensure, as best as possible, that we are being asked to pay legitimate strata expenses to Carrington that are not "contaminated" with Carrington's business expenses having nothing to do with KAS3567 (as their proposal clearly does at present!!).

To reach this end, the BOD has formed a Strata Advisory Committee to analyze in depth the latest round of invoices received from Carrington (2017-2022), to determine the validity of these expenses as they relate to KAS3567, and to draft a counter offer for 2020-2023 to be presented to the BOD.

The Board wishes at this time to thank Jim Roe, Craig Fowler and Harry Issner for agreeing to sit on the Committee and take on the above-described mandate.

The Committee is planning to meet on Sept 5 and it is the hope of the BOD that we can get a draft response by our next meeting on Sept 25.

Action 4: JD to invite the Committee to attend our Sept 25 board meeting for the purpose of discussing their analysis and hopefully, their draft counter-offer to Carrington.

JD reported that he did indeed send a letter to Carrington CEO, Dan Slaven, acknowledging that we are actively working on a comprehensive response to his recent submissions for

reimbursement (see Action 5 from the July 10 BOD-107 minutes). In the letter JD stated that the Strata Advisory Committee has been formed as a result of our presentation to the AGM in June and that we would most likely be in the position to responds to his expense claims late Sept or early October.

JD and GW met with the owners of Durali Properties (Gurjit Jhajj and his two sons) on August 20 to discuss how best to deal with the clubhouse strata moving forward and possible ways that the TRCA could hand over our clubhouse assets to Durali that would meet the needs of both the TR community and the golfclub. In those discussions it became apparent that PLC could or should be part of the discussions that would lead to a possible win-win-win solution to these issues.

Action 5: JD to draft a letter to Parkbridge's VP Development describing the situation and the scenarios under which they could play a important role leading to a successful solution.

7. COMMITTEE REPORTS

No reports were tabled for the meeting

8. Other items

9. Adjourn and Next Meeting

Meeting adjourned at 7:58 pm. The BOD will meet again on Monday September 25, 2023