

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 111

Date: Monday, November 6 2023

Place: Lounge

In attendance: Brittany Burpee (BB), Joe Danchuk (JDa),
Jon Durkin (JD), Glen Wood (GW)

Absent: Larry Bray (LB)

Guest: JB Deschamps (JBD)

1. Welcome and Introductions

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

2. Minutes of BOD–110

JD reviewed and checked the status of the action items from BOD-110. JD MOVED the minutes of BOD-110 be approved; seconded by BB and **Motion BOD111-1** carried.

3. Monthly financials

October's interim financial report was reviewed and accepted

We have yet to formally remove Jim Roe's name from our Interior Saving account. This will be tabled at the next meeting

Action 1: 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.

4. BOD succession plan update

JD introduced JB Deschamps (Tallgrass) who has indicated that he would be interested in becoming a TRCA director. JB summarized his experience and credentials for the group and stayed for the meeting. Nearing the end of the meeting, JB took his leave and the BOD discussed having him join the board. In short, the board was extremely impressed and unanimously agreed to ask JB to join the TRCA board ASAP.

JD MOVED that Pursuant to the TRCA Bylaws and its relevant Articles, JB Deschamps be offered the position of TRCA director effective immediately; seconded by GW and **Motion BOD111-2** carried.

Actions arising from:

Action 2: JD to inform JB of the Board's decision and request that if he accepts the position, to please do so in writing at her earliest convenience.

5. Update from the Strata Advisory Committee (SAC) re: Carrington counter offer

We sent the SAC counter offer package (cover letter and proposal) to Matthew Fischer on October 3. On October 11 we received a taped pre-assessment from MF saying that a more complete assessment was needed to adequately protect the TRCA and the Community. He also indicated that his schedule was extremely tight with ongoing court cases and that he would not likely get to it for at least a couple of weeks. JD informed Carrington President Dan Slaven (DS) of this timetable on October 17. Since that time little has happened from the MF end.

6. Update on discussions with Durali Properties re: the strata issue moving forward.

GW contacted MF on October 3 to ask for possible non-for-profit lawyers to advise us on our ability to sell our share in the clubhouse if it were to come to that as a viable option. MF's office responded on October 5 that they recommend the Dober Willaims Law Group.

Action 3: GW to contact Dober Group to request a preliminary meeting.

7. COMMITTEE REPORTS

No reports were tabled for the meeting

8. Other items

Waterfall lighting: Apparently, the company that was to paint the “wings” to be added to the light to minimize peripheral light has somehow misplaced them.

Action 4: GW will initiate the replacement process in due course!

Winter snow removal from TRB east sidewalk- JD has approached the Golf Club for renewal of the snow removal contact along TRB as discussed at our last meeting and we will resign the contact with minor adjustments to operational specifics.

9. Adjourn and Next Meeting

Meeting adjourned at 7:40 pm. JD asked if our monthly meetings could be moved to the last Tuesday of the month from the current last Monday since he now has a winter conflict for that time slot. The BOD agreed to the change to be made effective starting next meeting on Tuesday Dec. 5