

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 121

Date: Monday, October 7, 2024
Place: Tower Ranch Clubhouse - Lounge
In attendance: Brittany Burpee (BB), Joe Danchuk (JDa), Jon Durkin (JD),
Jane Hicks (JH), Glen Wood (GW)
Absent: Heidi Enns (HE)

1. Welcome and Introductions

The meeting was called to order at 6:04pm with JD as Chairman.

2. Review of the action lists and minutes of BOD-120

The minutes and action lists of BOD-120 were reviewed.

JD MOVED the minutes of BOD-120 be approved; seconded by BB and **Motion 121-1** carried.

3. Monthly Financials

BB presented and summarized the September financials that had been circulated to BOD members prior to the meeting.

GW MOVED that we spend up to \$2000 to trim the junipers in the median portions along the entire length of TR Blvd, seconded by JD and **Motion 121-3** carried. JH cast a dissenting vote on the motion.

4. June 03, 2024 Annual General Meeting minutes

The AGM draft minutes were distributed to the BOD members prior to the meeting.

JD MOVED that the AGM minutes as tabled is an accurate summary of the June 3 meeting and should be presented as is for approval at the next AGM to be held in 2025 (date TBD); seconded by JDa and **Motion 121-4** carried.

Action 1: JD to have KH place the final AGM minutes as a password protected file on the website for the time being.

5. Fortis substation update

Following discussion, it was agreed that JH should draft and send a letter to Fortis management regarding the lack of progress in, among other things, having Fortis provide an effective “vegetative screen” at the substation as was called for by The City of Kelowna Parks and Landscaping dept on multiple occasions. The letter will contain a deadline request to Fortis after which we will escalate the situation by filing a complaint with the BCUC.

6. Traffic Calming Working Group

JD reported that the traffic calming working group has been informed about the latest developments regarding the City’s plan to erect 2 raised intersections at the bottom and the top of the housed areas along TRB. As per BOD agreement, we will wait for these intersections to be in place and then have the working group gauge the effectiveness of such in curbing the traffic situation along TRB.

7. Review of June 25, 2024 meeting with PLC marketing team

The group discussed the recently announced plan for PLC to circulate a Resident Experience Survey to Solstice residents, and how such may compliment or replace the plans we discussed with PLC Marketing Realtor Taylor (MDA) regarding possible Lot#6 build-out options, and the proposed survey MDA would like distributed via the TRCA database to the TR community.

8. Committee Reports

Landscaping:

Still awaiting response from TRGC regarding landscaping beautification of the TR entrance way.

Action 2: JD to follow up with GC general manager Jeff Richard yet once again.

Action 3: GW to have Tyger Boyz cut back the juniper on the median strips along the entire TB Blvd section.

GW reported that the “wings” on light box illuminating the TR entrance have been installed.

Legal/ Strata:

JD reported that Matthew Fischer will indeed attend the Dec 9 meeting of the TRCA board so as to discuss preferred options in dealing with Carrington subsequent to the one- year anniversary (December 6, 2024) of the, to date ignored, TRCA counter offer made to Carrington for past strata expenses.

Action 4: JD to contact Jim Roe for his views on ways that the TRCA can effectively ascertain when PLC begins registering lots in the Upland project.

Action 5: JD to contact Dober Williams regarding when they will respond to our requests regarding NDA's and related.

Action 6: JD to contact BC Assessments to refute that, as was implied in their September 19 letter to us, we have not hired Altus to represent us regarding the TRCA strata assessment.

Amenities:

JDa reported that the PM work on the gym equipment has been completed, and the torn seat repaired. He will now garner quotes for wall repairs and painting

JD reported that KH has updated the FOB Waiver document (and ensuing support documents) to remove references to COVID- based issues.

9. Other Items

TR Safety and FireSmart discussions delayed to next meeting (when HE returns)

Action 7: HE to contact City of Kelowna regarding options for citizen boulevard recognition options.

Following discussion of a email from a resident regarding the fact that while the City has recently approved Uber services from the city to the airport (for example), that approval does not include the TR region

Action 8: BB to team with KH to approach City to request that Uber services be extended to the TR Community.

10. Adjourn and Next Meeting

Meeting adjourned at 7:25pm. Next meeting is scheduled for November 4th at 6pm in the TRCA Clubhouse Lounge.