

Minutes of Meeting
Of The Board Of Directors Of
The Tower Ranch Community Association (TRCA)

BOD-8

Date: Tuesday, 18 July 2017 – 7:00 P.M.

Place: Members Lounge, Tower Ranch Clubhouse

In Attendance: Directors: Craig Fowler, Jennifer Bridarolli
Transition Committee: Glen Wood, Jon Durkin, Donna Welda and
Danny Funk

Opening and Introductory Comments

Craig Fowler opened the meeting at 7:00 P.M. and the Meeting agreed he would act as Chairman for BOD-8. The Chairman welcomed the Director and Transition Committee to the eighth meeting of the TRCA Board of Directors (BOD).

Approval of Minutes for BOD-7, 4 July 2017

The Chairman queried if there were any comments or suggestions to the draft Minutes for BOD-7 held 4 July 2017 and if there were none forthcoming recommended approval of the Minutes. Glen Wood Moved that the BOD-7 Minutes be approved, seconded by Jon Durkin. Members unanimously voted in favour.

Presentation

Glen Wood requested and received permission to digress briefly from the Agenda in order to present Jon Durkin with an Irrigation Technician Level 2 Certificate from the University of Glenwood. The Certificate recognizes increased understanding and skill with respect to irrigation system operation.

Update on Legal Position

The meeting with the TRCA's legal counsel, Christy Lovig has been re-scheduled to Tuesday, August 1st/17 at 2:30 P.M. Craig Fowler and Jennifer Bridarolli to attend. Craig Fowler to prepare an outline of the issues TRCA wishes to discuss and send it to Ms. Lovig in advance of the scheduled meeting.

Carrington/strata

The meeting with David Keelan of Carrington was held July 11/17. Jon Durkin has drafted a letter to state what was discussed at the meeting and set out what each party (TRCA and Carrington) had agreed to do as an outcome. Both parties agreed that compliance with the Strata Act of BC was paramount. Exhibit 21 – TRCA to do. In discussions on the budget for the strata...\$46,000 actual +/-...Carrington was tasked with re-working the budget for a calendar year and determine if there would be any saving if the facility was closed November – March. The firm of Pushor Mitchell in a letter dated Nov. 14/17 provided an analysis of the strata costs. Again, it was reiterated that the Strata Act allows for negotiation on disproportionate costs between the strata parties. Carrington was advised that it may be possible for the TRCA to help with marketing the golf course. It was agreed Craig Fowler would review the draft letter and re-draft where appropriate prior to being sent.

Parkbridge Update

The Chairman advised there has been no response from Parkbridge to date.

Update By Team Leaders

The Chairman invited team leaders to provide brief updates.

Glen Wood – lead for landscaping. Glen advised that he and Jon have been fixing/replacing heads on 3 zones of the boulevard sprinkler system. ICBC has not yet advised on the claim. Parkbridge is currently working on the boulevard (new) on the north side of Tower Ranch Boulevard. It was suggested and **agreed** that Parkbridge be advised that the TRCA requires a sign off that the boulevard irrigation system they are installing is correctly installed with the requisite valves and is fully functional before accepting for ongoing maintenance. Craig Fowler will write to Parkbridge.

Donna Welda – lead for financial. Donna advised that the resident notices have gone out and some responses have been received and responded to. Invoices for May/June/July have been sent to Parkbridge. Work is progressing on a revised financial statement.

Jon Durkin – lead for clubhouse amenities. Jon advised that a/c is now working in the member's lounge and that more bookings have been coming in. The TRCA will invoice

Carrington for the TRCA's share of the rental fees. Neil Schmidt has requested a letter from TRCA outlining the agreement reached for the rental of the member's lounge. Craig Fowler to letter Carrington advising of the agreement and noting that TRCA does not accept offset of the rental fees. It was also noted that the TV has been repaired and can now be operated for presentations.

Other Business

There were a number of bills/invoices received and approval for payment was requested. Danny Funk moved that the following bills be paid: Tygerboyz Lawn/Yard - \$2205; Fortis Electric - \$212.73; Glen Wood - \$277.52; Craig Fowler - \$26.88; Jon Durkin - \$120.34; Seconded by Donna Welda. Members voted unanimously in favour.

Speed on Tower Ranch Boulevard was raised at the BOD-7 meeting. Jon advised that Matt from Dilworth Homes had responded in favour of speed reduction. Some options noted were speed bumps, posting 40 MPH or a flashing "your" speed sign. Jon has contacted the City and a representative will do an inspection and advise Jon of the result.

Adjournment and Next Meeting

The Chairman advised that the next TRCA BOD meeting (#9) will be held Tuesday, August 2nd, 2017 at 7:00 P.M. and adjourned the meeting at 9:05 P.M.