



Minutes of Meeting of the Board of Directors of The Tower Ranch Community Association (TRCA) BOD-6

Date: Tuesday, 13 June 2017 7:00 PM
Place: Members Lounge, Tower Ranch Clubhouse
In attendance: Directors - Don Spruston, Craig Fowler, Jennifer Bridarolli
Transition Committee – Glen Wood, Don Folstad, Jon Durkin, Rick Watt and Jim Roe.

Opening and Introductory Comments

Don Spruston opened the meeting at 7:00 PM and the Meeting agreed that he would act as Chairman for BOD-6. The Chairman welcomed the Directors and Transition Committee to the sixth meeting of the TRCA Board of Directors (BOD). The Chairman advised that most of the funds from the Pention account had been transferred to the Kelowna account. Jon Durkin requested that the June 27 City Council meeting on the proposed OCP changes to the new development north of TR Blvd be added to the agenda. The BOD discussed timing for sending a letter to the Parkbridge President to express serious concerns with the voting rights issue and the Parkbridge demand to be refunded for expenses over the four year period that they managed the Association. The Meeting agreed that it is time to send the letter; the Chairman agreed to draft the letter and Members were asked to give it quick feedback so that it could be sent by June 23.

Approval of Minutes for BOD-5, 13 June 2017

The Chairman advised that there were no comments or suggestions to the draft Minutes for BOD-5 held 13 June, 2017. The Chairman recommended approval of the Minutes. Craig Fowler moved that the BOD-5 Minutes be approved, seconded by Jennifer Bridarolli. Members unanimously voted in favour.

Update by Team Leaders

The Chairman invited team leaders to provide a brief update.

Donna Welda -lead for financial assessment. Donna was not available for the meeting, so the Chairman briefly updated Members on the TRCA account. Parkbridge transferred approximately \$14,000. The Chairman also advised that enquiries are being made by realtors regarding the TRCA inherited debt from the previous managers. It was agreed that we would advise that we are still negotiating the potential liability but there is no intention of raising the fees above the current \$45/mos. The BOD discussed a number of options for ensuring the integrity of the financial records given that Members all travel extensively. The Board decided that a contract was needed with a book keeper and an accountant to ensure continuity. Donna will be asked to evaluate options. Given that Donna will return on July 4, Jennifer will meet with her and potential providers, and if there is agreement, to get him/her/them signed onto Interior Savings and Central1.



Glen Wood -lead for boulevard landscaping. Glen reported continuing problems with one of the controllers, but everything is now up and running except on the car damaged controller. Quotes for repair of the damaged controller have been provided to ICBC. Backflow preventers are being inspected this week. Dilworth are still doing the blvd watering and much of the weeding has been done. It was agreed that Parkbridge should be contacted regarding the grass installation along the north side of the blvd given that this is a responsibility of the Master Developer.

Jon Durkin -lead for clubhouse amenities. Jon advised that further repairs are necessary for the air conditioning system. Craig Fowler moved that the BOD approve the additional cost, seconded by Glen Wood. All were in favour. There was considerable discussion about the Carrington Liquor Licence and the potential of a BYOB scenario. Jon agreed to further research the options. Jon also advised that he had received a response to the Newsletter request for Lounge furniture. He is working on an attractive proposal from one of the homeowners.

Don Spruston -lead for the clubhouse strata. The Chairman advised that there was no response yet to our request for information from Carrington following out meeting with executives two weeks previously. He also advised that he would send a note to the Carrington President to remind him of our request for a contact to start negotiations on setting up the Strata Corporation correctly.

Don Spruston - lead for communications. The Newsletter was sent out the previous week and good response has been received. Some PADs are being sent in as a response to the Newsletter request.

Craig Fowler - lead for membership. Craig reported that the Christy Lovig is now the legal representative for the TRCA. The meeting noted that there were a few email kick backs on the Newsletter email so the Homeowner data Sheet will have to be corrected when updates are obtained.

Questions for Legal Assessment

The Chairman summarized a discussion on questions to be raised with the lawyer, concluding that a position would not be sought at this time regarding refunding Parkbridge for expenses prior to the Transition Date given that a letter of grievances would be sent to the President. It was agreed that questions previously posed regarding voting rights and timing for when payment of TRCA fees should start must go ahead. It was also agreed that information from the lawyer is required on the process for handling property purchases and ensuring the Rent Charge is paid prior to title transfer.

Meeting Schedule for the Summer

The Chairman summarized the known travel schedules for the summer and advised that there still remains important work to get ready for a fall AGM. It was agreed that BOD meetings would be held on a two week schedule through July. Meetings were agreed as follows: July 4, July 18 and Aug 1. Craig and Jennifer will organize the meetings.

Notification of Public Hearing

Jon Durkin advised that a couple of Poster Boards had been placed in the community announcing a City Council hearing on changes proposed to the OCP. Members advised that homeowners had received a Notice of the OCP changes in the mail. The Chairman advised that a more detailed report to the City Council had been placed on the TRCA website, along with a note in the Alert Section of the Homepage. This



report contains better maps that explain the location of the relevant properties. The BOD agreed that the proposal did not warrant concern as it reflected an update of the OCP dating back to the previous developer.

Adjournment and Next Meeting

The Chairman advised that the next meeting would be held on Tuesday, July 4 at 7:00 PM. The Chairman adjourned the meeting and thanked everyone for their assistance.