

Minutes Of Meeting
Of The Board Of Directors Of
The Tower Ranch Community Association (TRCA)
BOD-20

Date: Tuesday, November 17, 2017
Place: Member's Lounge, Tower Ranch Clubhouse
In Attendance: Directors: Craig Fowler, Jennifer Bridarolli
Transition Committee: Jon Durkin, Glen Wood, Jim Roe,
Rick Watt, Don Folstad, Alex Pavlovic.

Welcome and Introductions

Craig Fowler, Chairman called the meeting to order at 7:00 P.M.

Approval of Minutes

Minutes of BOD-19 were circulated. Jennifer Bridarolli Moved that the BOD-19 Minutes be approved. Seconded by Glen Wood. Members voted unanimously voted in favour.

Discussion

Craig reported that 15 (7 properties) letters had been sent out to those properties in arrears with individual letters to each owner on title. The letters requested payment within 21 days and provided a statement of account to Nov. 30, a preauthorized debit form. The consolidated total of arrears owing is \$6,000.

Craig, Glen and Jon met Nov. 9 to review the lawyer's draft bylaw revisions and it was determined that the matter was too complex to resolve within the timeframe for the AGM.

A telcon with Mark Bourree, PLC had been scheduled for Nov. 9 and Jon provided a synopsis of that discussion on topic of Solstice homeowners voting rights in the TRCA.

- Within the TRCA's current Bylaws there is the opportunity for a property owner to hand over a vote to a resident (renter) of the residence. Parkbridge would have this same opportunity.

This was discussed with Mark and 3 possible scenarios were given that would appear to address the concern of Parkbridge on topic of Solstice homeowners voting:

1. An annualized vote
2. Exempt Solstice homeowner from voting on matters that would be punitive to Parkbridge
3. Status quo but Parkbridge could "deed" the vote to Solstice homeowners.

Mark will discuss these scenarios with Parkbridge management and get back to TRCA.

Glen provided a synopsis of negotiations with PCL on the TRCA's debt:

- PLC claims TRCA owes \$101,000
- TRCA negotiates debt down to ~ \$24,000 after PLC took \$50,000 off the top
- PLC has been offsetting debt against their rent charge due to TRCA
- TRCA proposes a schedule of repayment to PLC

[note: figures rounded]

Mark Bourree will take back the results of this telcon and advise.

Moved by Jon Durkin that the TRCA continue to conduct a review of its bylaws in order to comply with the requirements of the new Societies Act of BC. Seconded by Glen Wood. Members voted in favour with Alex Pavlovic abstaining.

Moved by Glen Wood that the meeting concur with the separation of Solstice voting rights from the TRCA's debt into two separate agreements with Parkbridge Lifestyle Communities in consideration of the TRCA's June 26, 2017 letter to Parkbridge. Seconded by Craig Fowler. Members voted unanimously in favour.

Chairperson Updates

Glen Wood – lead for landscaping/irrigation reported that winter blowout of irrigation system has been completed; string line in for the conduit at controller. The City of Kelowna will be starting soon on a trail building program that would eventually tie the Solstice area with the City Park adjacent and the Black Mountain trails.

Alex Pavlovic – preparations for e-mailing out the agenda for the AGM.

Jon Durkin – lead for facilities advised that the list of FOB holders has been revised with 116 FOB's registered. The FOB review has determined a need to update the master resident list [Don Spruston]. The issue of the 90 minutes timeout alarm was discussed and it was agreed that Jon propose 3 hours. Craig suggested that the facility contract contain a renter's acknowledgement of the \$200.00 charge if an alarm is triggered.

Rick Watt – Chair, Nominations – continue to work to put a nomination slate together.

Finance – Craig noted that TRCA has not been accruing Carrington's cost in its budget and he will discuss this with Chris Kerr, Accountant

AGM

Revisions continue working toward the Nov. 20 date for notice to be e-mailed to members.

Other/New Business

Don Folstad has reviewed both the liability and O & D insurance policy provisions with the broker; results being:

- No liability on gym currently
- No liability for alcohol use by renters of the member's lounge
- Suggested TRCA include coverage for member's use but non-member get their own coverage for each rental.
- Currently TRCA Directors/Officers are not covered

Don will get costs.

Adjournment

The Chairman adjourned the meeting at 8:45 PM. Next meeting November 24, 2017.