

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 72

Date: Monday August 31 2020

Place: 1713 TR BLVD

In Attendance: Directors: Larry Bray (LB), Jon Durkin (JD), Craig Fowler (CF), Jim Roe (JR),

1. Welcome and Introductions

The meeting was called to order at 6:02pm with JD as Chairman.

2. Minutes of BOD-71

JD reviewed and checked the status of the action items from BOD-71.

JD MOVED the minutes of BOD-71 be approved, seconded by JR and **Motion BOD72-1** carried.

3. Results of 2020 SGM/AGM process and AGM notification

CF MOVED that the TRCA Board of Director's accept the result of the 2020 Special General Meeting and formally adopt the Bylaws as approved by a count of 166 in favor, 3 opposed by those granted voting privileges at that meeting and that notification of the result be sent to all residents September 1 2020; seconded by LB and **Motion BOD72-2** carried

CF MOVED that the TRCA website be modified under the section labelled "Bylaws" to remove the former Bylaws governing the TRCA (to be archived in the password protected BOD folder) and substitute the Bylaws presently noted as "Proposed" as the only Bylaws posted and remove the "Proposed label from those Bylaws; seconded by JD and **Motion BOD-72-3** carried

CF MOVED that the TRCA issue notification on September 2 2020 for a Annual General Meeting (AGM) to be held by electronic means as permitted by the Bylaws. The motions to be considered at the AGM will be sent to residents with supplemental information on or before September 21 2020. Voting will remain open until midnight September 27 2020. Results will be announced to the residents on September 29 2020; seconded by JD and **Motion BOD72-4** carried.

Action 1: CF to draft AGM notification letter and circulate to BOD members

Action 2: JD to request return of the \$500 deposit being held by the Rutland Centennial Hall for the AGM that was originally to be held there

4. Monthly Financials

The monthly financial report up to July 21 2020 was presented to the board.

5. COMMITTEE REPORTS

Landscaping & TRB Maintenance (GW)

BMID- GW met with their G/M last Friday re their plan to replace forty-five feet of boulevard grass with pavement for their parking while servicing their PRV. An outline of the conversation follows:

- GW advised that we did not wish to have forty five feet of pavement and that was not an option
- GW learned that our PRV is a long way from being replaced with an above ground one, which only requires one truck, as ours is a lot newer than many of the others. That is probably a good thing as the above ground ones are not necessarily a visual treat.
- GW suggested that something like Turfstone by Belgard would be far cheaper for them and visually acceptable to us. He agreed.
- On August 13 GW met with the BMID's project person and approved the following:
 - they will install thirty two feet of Turfstone going downhill from the garden bed.

- this work will be totally their cost and they are to coordinate with Mainstream-also at their cost.
- the work will probably be done in September and they will do it themselves.
- the reason for the thirty two feet is that they will park the service vehicle at 90 degrees to the road between the electrics and the fence and then the safety vehicle will park on the Turfstone.
- The BMID listened well to our cogent suggestions and it appears that both parties are well served by this arrangement.

Legal and Bylaws (CF)

LEGAL

A letter from our Lawyer to recalcitrant North Pointe resident resulted in payment and tendering of 12 post-dated cheques.

Awaiting advice from the Court re EAC procedure on next step

BYLAWS

Nothing to report

Developer Relations (JR)

Building Scheme / Suites: Legal counsel indicates that the only way anyone can try to stop secondary suites is through the courts. A discussion on next steps, if any, should be conducted by BOD. At a minimum, we should respond to our member who made the inquiry.

Developer Relations: we should be notified of a court date with EAC in about 4 weeks.

Finance (GW/CF)

GW met with Dawn Hannah (bookkeeping services) to explain why we wished a list of her activities on behalf of the board and she will forward them shortly.

Communication and Membership (JD)

Sent out following e-blasts to homeowners:

July 31:	SGM notification
Aug 2:	Lounge opening delayed
Aug. 7:	Building scheme and the TRCA
Aug 14:	Restaurant closed during aeration
Aug. 20	Expansion of gym usage
Aug. 22	SGM voting begins
Aug. 26	Congrats to Keith Martin on his win at BC Championship

Amenities and Strata (JD)

Nothing to report

Trails Committee (LB)

Trail Report:

The trail portion that Parkbridge is building will be cleaned up, trimmed and deficiencies completed. However, the trail remains closed to the public for this year. There have been complaints regarding trail maintenance for both; the City of Kelowna Trails and the Black Mountain Trail. When contacted the City of Kelowna stated they did not hire seasonal staff due to COVID leaving the trails down on the priority list. They did say they would have a look and see what they can do. Regarding the Black Mountain Trail, the RDCO stated that they were not doing trail maintenance while the fire hazard was high. They did not give me a timeline or a confirmation that they will do any maintenance on the trail soon.

Fortis Report:

The committee met in August to discuss the Fortis Transformer Upgrade Project. Idea/options for landscaping around the Fortis footprint was discussed. A meeting with Fortis is scheduled for September 18th.

6. Other items

None

7. Adjourn and Next Meeting

The meeting was adjourned at 7:12 pm. The next BOD meeting will be at 5:30 Sept 29 2020