

## Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 86

**Date:** Tuesday, September 28 2021

**Place:** TRCA Lounge

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

### 1. Welcome and Introductions

The meeting was called to order at 7:15 with JD as Chairman.

### 2. Minutes of BOD-85

JD reviewed and checked the status of the action items from BOD-85. JD MOVED the minutes of BOD-84 approved, seconded by LB and **Motion BOD86-1** carried.

### 3. Follow-up from August 28 meeting with PLC (held in camera)

### 4. Traffic calming on TRB

JR stated that the City has yet to respond as to what exactly they are willing to do to curb this chronic and growing problem along the length of TRB. The situation will of course only get worse if and when PLC initiates work on their next phase of homes.

*Action 3:* JR to approach the City once again to have them commit to some actions and timeframes

### 5. Waterfall structure update

CF reported that PLC (via Mark B.) will contribute the \$750 requested by the TRCA for the Waterfall upgrade.

*Action 4:* JR to approach Carrington and EAC once again to see if they wish to contribute now that one party has agreed to do so.

CF MOVED that the TRCA spend up to \$5000 on the proposed electrical work to provide lighting of the structure. GW to instruct Signcraft of this and oversee the actual work; seconded by JR and **Motion BOD86-2** carried.

## **6. COMMITTEE REPORTS**

### **Landscaping & TRB Maintenance (GW)**

Nothing to update

### **Legal (CF)**

Nothing to update

### **Bylaws and Policies (JR)**

No inquiries received since last BOD

### **Finance (GW/CF)**

Boris Enterprises and MND have been consulted with regard to the amount of reserve funds required and/or needed by the TRCA. The amount of funds the TRCA needs to accrue in order to operate responsibly moving forward will be discussed at our November BOD meeting.

### **Communication and Membership (JD)**

- 10 new homeowners have been added to our membership list since last report (June 7). JD met with them and all forms have been returned and processed.
- 12 new FOBs have been issued since last report (June 7)

- Sent out following e-blasts to homeowners:

Sept 18: Tallgrass park from City  
Sept 12: TR Golf Course vaccination requirements  
Aug 30: PLC Uplands meetings with homeowners  
Aug 29: Thefts in the community (including a stolen car)  
Aug 19: Lost keys  
Aug 13: Music at Carrington's  
Aug 2: Bear sighting in Solstice  
July 14: Dilworth request re not using their dumpsters  
July 8: Dilworth Grand Opening  
July 7: Lounge reopens Aug 1  
July 2: Parking and weed control  
June 24: Missing dog  
June 11: Traffic calming survey  
June 11 Traffic calming memo

- We have determined that an external company was not required to back up the limited data stored on Kim's laptop pertaining to the TRCA. After consulting with the provider, KH determined she has FREE access for back-ups via OneDrive as well as through her Norton 365 account. Therefore, all pertinent documents for the TRCA are doubly backed up at both locations (OneDrive in real time and daily in Norton).

Actions arising from:

*Action 5:* Kim Hewitt to draft a letter asking Martin O'Leary to invoice the TRCA for any work he performed on securing our electronic documents

*Action 6:* JD to circulate draft talking points for a Fall Newsletter to the BOD to be finalized at next BOD meet.

**Trail Committee (LB)**

Nothing to update

**Amenities and Strata (JD)**

- Quotes received re upgrading the clubhouse security system from Best Security: JD and CF met with James Cronk to discuss the proposal (to be reported at Sept 28 meeting). J. Cronk to request from head office if they are on board with the

upgrades before we have more specific talks on what to include and how to determine TRCA and Club shared costs

- Lounge reopened on August 1:
  - There have been 9 bookings to date from residents (including a 2 day by PLV)
  - Recurring events are booked (poker, Mah Jong) including a new event (book club)
- Lounge rented to 2 vendors (for 2 days and 5 days respectively). We have billed for \$750 for these events
- The weekly Mah Jong club has restarted its activities.
- James Cronk (JC) approached JD to learn the TRCA position on the golf club 1) using parts of the parking lot to establish additional hitting mats and netting, and 2) to have a permanent tent on the upper level of the parking lot that would host golf course events (tournaments, weddings, etc.). JR wants to understand the TRCA position on this prior to hi presenting the plan to Carrington management.

Actions arising from:

After discussion, the BOD has no objection in principle regarding the hitting stations. It does however has serious concerns regarding the proposed tent as this could lead to HO complaints regarding excessive noise in the evening.

*Action 7:* JD to inform JC of the TRCA position on these proposed changes to the golf course the parking lot

**Insurance Committee (JR)**

No update

**7. Other items**

None

**8. Adjourn and Next Meeting**

The meeting was adjourned at 8:06 pm. The next BOD meeting will be at 6:00 on October 25.

