

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 87

Date: Monday, October 25 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-86

JD reviewed and checked the status of the action items from BOD-86. JD MOVED the minutes of BOD-84 approved, seconded by CF and **Motion BOD87-1** carried.

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

4. Traffic calming on TRB

JR has been in contact with Sarah Kelly at the City of Kelowna. Kelowna is examining two speed hump / crosswalk locations along TR Boulevard; one at Foxtail / TRB and one at the pedestrian walkway, above Split Rail Place on TRB. The City will not be constructing anything this year and may only be prepared to install a traffic calming measure at one location next year. JR recommended that the BOD consider contributing funds to this initiative, if necessary, to get at least two traffic calming locations constructed in 2022. The BOD is in principal supportive of such depending on cost (to be determined)

Action 2: JR to confirm that the City is correct in its position that the grade at or near the cart crossing on TRB is too steep for speed bumps (i.e. 10 degrees or steeper)

5. Waterfall structure update

JR reported that EAC will consider an 'in kind' contribution of labour, material and equipment for assisting in the construction of the lighting. JR to send Matt Temple details of the design, once available.

Action 3: GW to provide JR with specifics on the work we hope EAC could perform

Action 4: JD to contact James Cronk to determine if they are willing to contribute funds as has PLC and EAC.

6. Fall Newsletter

Topics to be addressed in the newsletter were discussed and finalized based on what JD previously circulated to BOD members. JD will circulate the draft of the letter within a week for comment and the letter will go out to the TR community mid-November at the latest.

Action 5: JR and LB to forward JD drafts of their sections to be incorporated into the newsletter within one week

7. Snow removal options

JD reported that he had been in contact with the Golf Club to determine if we could hire them to plow the sections on TRB between the three sections that they are responsible for. This is based on previous discussions that they are considering buying snow blowing equipment for this purpose. Hiring them would solve our potential liability issue that caused us to terminate using non-insured individuals to perform this task for us last winter

Action 6: JD to continue discussions to this end

8. COMMITTEE REPORTS

Landscaping & TRB Maintenance (GW)

We are currently working towards restoring the lighting for the sign and it is our hope to have that done prior to freeze -up but if the frost comes early we will complete the project in the spring

Legal (CF)

Nothing to report

Bylaws and Policies (JR)

JR and KH typically respond to one to five emails every month regarding 'real or perceived' contraventions of our community design guidelines. JR will expound upon our role in monitoring and administering these guidelines as part of the Fall newsletter.

Finance (GW/CF)

Nothing to report

Communication and Membership (JD)

- 7 new homeowners have been added to our membership list since last report (Sept 27). JD met with them and all forms have been returned and processed.
- Sent out following e-blasts to homeowners:

October 13 Golf Course winter season (e.g. restaurant activities)

Trail Committee (LB)

Nothing to report

Amenities and Strata (JD)

- Approx. 50 reservations to date for use of the Lounge have been made from September through December.
- Two incidents of alarm being set off in the evening. Source not determined.
- Golf club contacted JD to inform that two separate bags of dog feces were left on the roundabout adjacent to the front door. JD stated that he will ensure that HO's are informed of this disgusting act by one of our own!!

Insurance Committee (JR)

No update

9. Other items

Regarding holding an in-person AGM in May 2022:

Action 7: JD to book the Rutland Hall for such a netting for May 17, 2022

10. Adjourn and Next Meeting

The meeting was adjourned at 7:35 pm. The next BOD meeting will be at 6:00 on November 22.