

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD125

Date: Tuesday, February 4, 2025

Place: Tower Ranch Clubhouse - Lounge

In attendance: Brittany Burpee (BB), Joe Danchuk (JDa), Jon Durkin (JD), Heidi Enns (HE), Jane Hicks (JH), Glen Wood (GW)

1. Welcome and Introductions

The meeting was called to order at 6:00pm with JD as Chairman.

2. Review of the action lists and minutes of BOD-124

The minutes and action lists of BOD-124 were reviewed.

JD MOVED the minutes of BOD-124 be approved; seconded by JDa and **Motion BOD125-1** carried.

3. Monthly Financials

BB presented and summarized the December financial statement that had been circulated to the BOD members prior to the meeting.

BB MOVED that the TRCA Interim Financial Reports for December 2024 as discussed be accepted for approval; seconded by GW and **Motion BOD125-2** carried.

BB MOVED that ten thousand (\$10,000) be moved to the general reserve; seconded by GW and **Motion BOD125-3** carried.

4. Discussion on how best to deal with Motions

JD led a discussion on how, historically, the BOD generally has followed a process in which we have an open discussion on issues at the meeting prior to representative motions being tabled and voted on. This process is particularly followed for issues that could have significant importance or impact for the board and/or the community. We have followed this process over the years because it allows for the motion to be effectively crafted, based usually on consensus, and most likely not requiring subsequent amendments.

5. Update on tree planting/pruning initiative

GW reviewed the emails sent to the BOD prior to the meeting regarding discussions with the City of Kelowna regarding tree replacements and additional tree plantings on Tower Ranch Boulevard.

GW noted that he will be meeting over the next week with the City's Arborist (SM) to further discussions on the City's intent to significantly upgrade the tree line along TRB.

GW MOVED that the TRCA Board authorize the expenditure of up to seven thousand dollars (\$7,000) to install irrigation from North Pointe east (across from the Clubhouse) on the north side of Tower Ranch Boulevard with the funds coming from our General Reserve Fund. The irrigation installment will allow the City of Kelowna to supply and plant trees without any cost to the TRCA; seconded by JH and **Motion 125-4** carried.

Action 1: GW to discuss with SM ways of minimizing the impact tree planting, along the west side of TRB below Tallgrass, would have on the normally superb view of the city, lake and mountains enjoyed by homeowners along the east side of TRB

4. Follow up on KAS3569 strata situation

JD reviewed the letter sent by M. Fischer to Carrington and their lawyers, dated January 31 2025.

5. Preparation for the welcoming of the new PLC board member

JD reported that the TRCA has received a statement from Gordana Medvidovic (Regional Manager, Parkbridge) nominating Maridula Maridula (MM) to sit on the TRCA board as Parkridge's representative.

Discussion ensued on the most effective way to have PLC's new representative follow confidentiality as warranted to protect both the TRCA and MM moving forward.

Action 2: JD to inquire from our non-for-profit lawyer if "In Camera" discussions at board meetings suffice to protect confidential Board issues, or do we require more substantial means to protect the TRCA on matters of confidentiality.

Action 3: JD to have a initial introductory meeting with MM and invite her to meet the BOD members at our next scheduled meeting in March.

6. Committee Reports

Landscaping:

Action 4: JD to follow up with the Golf Course regarding the gardens at the entrance.

Legal:

Action 5: JD to seek the assistance from Best Buy Geek Squad in the storage of TRCA emails.

Developer Relations:

Action 6: JDa to contact the City of Kelowna re removal of two aged and unsightly Dilworth signs along TRB

Insurance:

Action 5: JD to contact the Golf Course regarding the maintenance of the AED.

7. Other Items

As requested by a Homeowner, the Board approved funding of two hundred dollars (\$200) for toy replacement for the Tallgrass Park Playbox for 2025.

8. Adjourn and Next Meeting

Meeting adjourned at 7:35pm. Next meeting is scheduled for March 4th at 6pm in the TRCA Clubhouse Lounge.