

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 126

Date: Tuesday, March 4, 2025

Place: Tower Ranch Clubhouse - Lounge

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

1. Welcome and Introductions

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

2. Introduction of new Board Director from PLC

Ms. Maridula Maridula provided a brief biography overview, followed by the introductions by the Directors.

JD MOVED that Ms. Maridula be accepted as the PLC Representative and hold a director's position on the TRCA Board; seconded by JDa and **Motion BOD 126-1** carried.

3. Review of the action lists and minutes of BOD-125

The minutes and action lists of BOD-125 were reviewed.

JD MOVED the minutes of BOD-125 be approved; seconded by JDa and **Motion BOD126-2** carried.

4. Monthly Financials

BB presented and summarized the January financial statement and MOVED that the TRCA Interim Financial Reports for January 2025 as discussed be accepted for approval; seconded by GW and **Motion BOD126-3** carried.

GW gave his synopsis of proposed adjustments to our funds held at Interior Savings.

GW MOVED that at the year end, King's Bookkeeping be instructed to redistribute unspent funds to the following: \$10,000 to General Reserve; \$10,000 to Capital Reserve; with the balance to the Contingency Reserve; seconded by HE and **Motion BOD126-4** carried.

Action 1: Directors to email budget requests to BB by March 14 in order that discussions regarding the budget can take place at the April BOD meeting.

5. Follow up on KAS3569 strata situation

JD provided a summary of the discussions to date with Durali Properties; the owner of Tower Ranch Golf Course and strata partner in the ownership of the Tower Ranch Clubhouse with TRCA. (KAS3569)

Action 2: JD and JDa to meet with the Durali Operating Manager Jashan Jhagg in pursuit of establishing an operational KAS3569 strata council.

6. Demand letter to TRCA Homeowners in arrears.

BB provided an overview of the obligations of Homeowners in arrears by over ninety days and the consequences under the TRCA Bylaws 10F and 10G.

Action 3: BB will direct the accountant Scott King to follow up with the appropriate correspondence.

7. Discussion on planning and timing of the 2025 AGM

JD has set Tuesday; May 13 aside for the TRCA AGM and that he in partnership with BB to work on the Power Point slide presentation.

Action 4: BB to confirm with Scott King that the 2024 financial package would be ready for circulation to the TR Community by April 25, as required by our bylaws if the AGM is to be held on May 13

Action 5: JD to confirm that Trinity Church located at 1905 Springfield Road, Kelowna BC is available on Tuesday, May 13, 2025, at 7:00pm (registration to commence at 6:30pm)

Action 6: Directors to begin draft of slide content for their areas.

8. Committee Reports

Landscaping:

Action 7: JD to provide GW with the TR Golf Course contact to streamline and expediate the irrigation and plantings of the gardens at the entrance to Tower Ranch.

GW reviewed the email regarding tree replacements and additional tree plantings on Tower Ranch Boulevard. GW was recognized for his contributions to the beautification of the Tower Ranch Boulevard and enhancements to the tree canopy.

Legal:

Action 8: JD to inquire whether an NDA is required for confidential Board issues or if “In Camera” meetings will suffice.

Developer Relations/ Bylaws:

JDa reported that one derelict Dilworth sign and has been removed.

Action 9: JD will contact the TR Golf Course to discuss the other derelict Dilworth sign that is located on their property.

Insurance:

Action 10: BB to follow up with Durali regarding earthquake insurance on the clubhouse.

Membership and Communication:

HE reported since the last BOD meeting there were 5 home sales and there are currently 15 homes listed on Realtor.ca. Emails to TRCA members included promotion of Valentines, St Patrick’s Day and a part time employment opportunity at the golf course. She stressed the importance of opting into email communication with TRCA from both a community awareness and safety perspective.

A grant for a Free Little Library, volunteer led book exchange; was received which will be located at the Tallgrass Park entrance.

The Playbox at Tallgrass Park will officially open on Saturday, March 14 for family enjoyment.

TR FireSmart Awareness Day will be held on May 03 from 10-2 pm. Tower Ranch is now a recognized FireSmart Neighbourhood.

9. Other Items

Action 11: HE to provide a budget for consideration for the TR FireSmart Awareness Event at the April BOD meeting.

8. Adjourn and Next Meeting

Meeting adjourned at 7:43pm. Next meeting is scheduled for April 8th at 6pm in the TRCA Clubhouse Lounge.