

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 104

Date: Wednesday March 8, 2023

Place: Lounge

In Attendance: Directors: Jon Durkin (JD), Joe Danchuk (JDa),
Jim Roe (JR), Glen Wood (GW)
Larry Bray (LB)

1. Welcome and Introductions

The meeting was called to order at 6:05 with JD as Chairman.

2. Minutes of BOD–102 and Special BOD103

JD reviewed and checked the status of the action items from BOD-102. JD MOVED the minutes of BOD-102 be approved; seconded by JDa and **Motion BOD104-1** carried.

JD reviewed and checked the status of the action items from Special BOD-103. JD MOVED the minutes of BOD-103 be approved; seconded by JR and **Motion BOD104-2** carried.

3. Monthly Financials

GW reported that our bookkeeping service is in the midst of preparing the 2022 year end, hence there is no interim financial reports to be tabled at this meeting

GW MOVED to have \$36,537.45 adjusted from the Retained Earnings equity account to the Contingency Reserve equity account, to true up the contingency reserve from the previous Accountant/Bookkeeper’s oversight; seconded by JDa and **Motion BOD104-3** carried.

4. Update on Clubhouse strata issue

The BOD held a discussion on best options by which the TRCA can work with the new golf club owners, Durali Properties, in establishing an effective and operational strata council.

Action 1: JD to meet with the owners of Durali Properties with regard to establishing an effective and operational strata council.

5. COMMITTEE REPORTS

Developer Relations & Legal

Confidential report redacted.

Communications Report

The following message was sent to the Community since last meeting (Feb 7):

- February 25: message to community about new menu for evening restaurant.

Amenities Report

- JD brought two sets of blinds (1 each from Lounge and Gym) for repairs to the Blind Doctor. They were successfully fixed and reinstalled (by JD). Cost was \$157- invoice sent to bookkeeping.
- Anti-flood sensors and water shut off. Please see JR's report for details.
- We have been assessed a 51% increase in property taxes for SL2 of the strata. After discussion with the Durali Properties (who had a similar increase for SL1, we've decided to appeal and have hired Adrian Rizzo of Kent-Macpherson (Real Estate Appraisers and Consultants) to act as agent. (Cost to TRCA is approx. \$100) for the May 9 appeal meeting with BC Assessment. He has submitted a package on our mutual behalf in the hope that we can reach an agreement without requiring a hearing. We shall see!!
- We (JR on lead) are attempting to set up with Durali Properties an operational strata council moving forward with the Durali Properties. Please see JR's report for details on progress and challenges to date.

Insurance

We are waiting to see our new policy for this year. Capri is working on it (or whatever they are called now).

6. Adjourn and Next Meeting

Meeting adjourned at 8:10pm.