

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 107

Date: Monday June 5, 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 6:04 with JD as Chairman.

2. Minutes of BOD–106

JD reviewed and checked the status of the action items from BOD-106. JD MOVED the minutes of BOD-106 be approved; seconded by JR and **Motion BOD107-1** carried.

3. Final Preparation for the June 12 AGM

JD ran through the draft slide deck the meeting – comments and minor edits were agreed to. JD and GW had previously drafted the slides for presentation of the 2022 Financial Statement and the 2023 Budget. GW walked the group through the slides.

Action 1: JD to work with Kim Hewitt to finalize the slide presentation.

JR confirmed that Matthew Fischer will attend the meeting and speak to the assembly on the strata issue and the complications involved with the sale of the club from the TRCA perspective.

JR reported that after 6 years plus as a TRCA director, he has decided to stand down from the BOD effective June 13, the day following the AGM for personal and business reasons. The BOD is saddened by Jim’s decision, but also clearly empathetic, since he has been a strong and vibrant engine driving the board for years- taking on many of the most arduous tasks and portfolios as required and/or requested.

JD has visited Trinity Church and all is set for the AGM except the actual room to be used since that will be based on the predicted attendance.

Action 2: JD to ask Kim Hewitt to send out a questionnaire asking homeowners if they are planning to attend the AGM. We will use the response to give Trinity feedback re the best venue for the meeting.

4. Update on Clubhouse strata issue

JD reported that on May 26 Dan Slaven, CEO of Carrington, sent the last of his expense claims to us. He is asking for close to \$186,000 from 2018 to the end of 2022. The numbers and the process he used completely ignored the arguments made M. Fischer to the Carrington lawyer on multiple occasions. A quick analysis indicates that the numbers provided are still replete with business expenses that have nothing at all to do with the strata or common space expenses. We will report all this to the AGM and garner the response of the assembled homeowners as part of our strategy moving forward on this issue.

5. Traffic Calming: review strategy and timing

JD ran through the slides that will be shown at the AGM that cover this topic

6. COMMITTEE REPORTS

No reports were tabled for the meeting

7. Other items

Nothing to report

8. Adjourn and Next Meeting

Meeting adjourned at 7:45 pm. The BOD will meet again on Monday June 10, 2023