

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 127

Date: Monday, April 07, 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), Maridula Maridula (MM)

1. Welcome and Introductions

The meeting was called to order at 6:00pm with JD as Chairman. JD officially welcomed MM as an official Director representing Parkbridge to the Board.

2. Review of the action lists and minutes of BOD-126

The minutes and some of the action lists of BOD-126 were reviewed.

JD MOVED the minutes of BOD-126 be approved; seconded by GW and **Motion BOD127-1** carried.

3. Monthly Financials

BB presented and summarized the February financial statement and JD MOVED that the TRCA Interim Financial Reports for February 2025 as discussed be accepted for approval; seconded by GW and **Motion BOD127-2** carried.

JD MOVED that \$2,000 be approved payable to Blinds Plus Limited for the purchase and installation of new blinds for the Fitness Centre be approved; seconded by HE and **Motion 127-3** carried

JD MOVED that \$200 be utilized to purchase an additional file cabinet for TRCA document storage be approved; seconded by JDa and **Motion 127-4** carried

Action 1: JD to discuss the TRCA storage area by and with the Golf Management.

Action 2: HE to discuss with JDa her recommendations of the purchase of additional dishes and cutlery for the lounge and install of an information board in both the lounge and fitness rooms.

4. Efforts to reengage Durali Properties re KAS3569 strata situation

The Board went into a CLOSED portion of the meeting for the discussion.

5. Discussion on the planning and timing of the AGM.

JD provided an overview of the AGM, the meeting will take place on Tuesday, May 27 at 7pm at Trinity Church at a rental cost of \$750.00

Action 3: JD to book the venue and secure the date with a deposit.

Action 4: JD to email the AGM announcement and survey for potential number of attendees to TRCA members on Friday, April 25, 2025.

Action 5: JD to email the AGM Information Package including Proxy Forms to TRCA members on Friday, May 09, 2025.

Action 6: JD and BB to review and edit package and presentation slides for AGM.

6. Committee Reports

Landscaping:

Action 7: JD to follow up with J Mitchell regarding the plantings of the gardens at the entrance to Tower Ranch.

GW reviewed the meeting with the City of Kelowna Arborist regarding tree replacements and additional tree plantings on Tower Ranch Boulevard.

Action 8: HE to provide a written statement on behalf of the Board regarding the request for shrubbery versus tree plantings in areas along the west side of Tower Ranch Boulevard so that views and line of sight are unobstructed.

Developer Relations/ Bylaws:

JDa reported that the derelict Dilworth sign has been removed.

Action 9: JD will contact the TR Golf Course to discuss the tall potentially noxious weeds bordering properties along the Golf Course.

Insurance:

Action 10: BB to follow up with Durali for a copy of insurance for the clubhouse.

Action 11: BB to confirm the cost of \$4,400 for Liability Insurance for TRCA. We will self-insurance the Clubhouse contents

Membership and Communication:

HE reported since the last BOD meeting there were 3 home sales and there are currently 19 homes listed on Realtor.ca. Emails to TRCA members included reminders of the no trespass request by the Golf Course on their property and the promotion of the FireSmart Open House on May 3.

7. Other Items

Action 12: HE to work with the City of Kelowna on the location and install of the FireSmart Neighbourhood Recognition sign *Action 10:* HE to provide a budget for consideration for the TR FireSmart Awareness Event at the April BOD meeting.

BB provided an overview of the proposed Annual budget with an estimated \$105,495 shortfall to be confirmed by Meyers Penny in order to determine the monthly TRCA rate in the upcoming fiscal year.

8. Adjourn and Next Meeting

Meeting adjourned at 8:05pm. Next meeting is scheduled for May 05 at 6pm in the TRCA Clubhouse Lounge.