

Minutes of the Tower Ranch Community Association (TRCA) Board of Directors Meeting BOD 130

Date: Monday, June 02, 2025
Place: Tower Ranch Clubhouse - Lounge
In attendance: Brittany Burpee (BB), Joe Danchuk (JDa), Maridula Maridula (MM), Kelly Hamond (KH), Heidi Enns (HE), Glen Wood (GW)
Teleconferenced: Mark Blanchard (MB)
Regrets: Jane Hicks (JH)

1. Welcome and Introductions

The meeting was called to order at 6:05pm with JDa as lead. JDa welcomed KH and MB to the Board of Directors.

2. BOD meetings day of week/timing. Director portfolios and Chair nomination.

BOD meetings will be held the first Monday of the month with a recess over the summer months (Monday, July 7 will be held if required) reconvening on Monday, September 08, 2025, at 6: 00pm. next meeting Monday.

KH and MB will sit on the Legal and Strata Issues and look to add to their portfolio over their term.

GW MOVED that JDa be nominated as Chair for the Board of Directors of the TRCA; seconded by HE and **Motion 130-1** carried.

3. Review of the AGM held on May 27, 2025, and outstanding items to be addressed during the summer months.

Action 1: BB to send Acera Insurance a copy of the Court File KEL-S-S-142825 by registered mail.

Action 2: JDa to reach out to the Traffic Calming Committee regarding the concerns for parking, height of speed diverters along Tower Ranch Boulevard.

Action 3: JDa, MB and KH will serve on Legal and Strata issues.

Action 4: BB to remove Jon Durkin and GW on all financial signing and access to TRCA and replace with JDa and MB.

Action 5: BB to initiate the process to register all Directors as per the not for profit and Societies Act BC.

4. Review action lists and minutes of BOD–128 and BOD - 129

JDa MOVED the minutes of BOD-128 and BOD-129 be approved; seconded by BB and **Motion 130-2** carried.

5. Monthly Financials

BB presented and summarized the May financial statement and provided an overview of the 2025 approved operating budget of \$108,095; and re-instated effective July 1, 2025, the TRCA monthly homeowner fee would be \$20.00 per month.

6. Discuss next steps and leads for Carrington and Durali re:Clubhouse strata.

Action 6: JDa to contact Jon Durkin regarding the details of the Strata issues and coordinate appropriate meetings.

7. Traffic Control along Tower Ranch Boulevard

See Action Item #2.

8. Fortis substation update

JDa reviewed the improvements by Fortis at the corner of Tower Ranch Boulevard and Tower Ranch Drive are on hold due to the sighting of an endangered species: painted turtle.

9. Committee Reports

Landscaping: GW is awaiting responses to his request for financial partnership in the Tower Ranch front entrance project from Parkbridge and the Golf Course.

Action 7: MM to review the written request received from GW on behalf of the TRCA BOD with her construction team at Parkbridge.

Developer Relations: JDa reported concerns from residents regarding unsightly weeds on Kentucky Crescent and will contact City Bylaws and Central Okanagan.

Action 8: HE to work with the TRCA Administrator to disseminate information regarding street parking and weed management.

Membership and Communication: HE reported that as of May 31, 2025 there were 19 units for sale.

10. Other Items

FireSmart: HE reported volunteers are delivering copies of the Tower Ranch Preparedness Plan to each household.

Take a Book Leave a Book: HE MOVED that the TRCA fund from the community fund monies not to exceed \$50.00 for a plaque on the unit and **Motion 130-3** carried.

Tower Ranch Lot 3 – Solstice Entrance: MB discussed landscaping and other concerns along Tower Ranch Drive. The discussion considered whether that is an area of responsibility for TRCA, Parkbridge or the City of Kelowna.

11. Adjournment and next meeting.

Meeting adjourned at 7:19pm.

Next meeting is scheduled for Monday, September 08 at 6pm in the TRCA Clubhouse Lounge.