

**Minutes of an Emergency Meeting**  
**Of the Board of Directors of**  
**The Tower Ranch Community Association (TRCA)**  
**BOD-26**

**Date:** Wednesday, January 24<sup>th</sup>, 2018  
**Place:** Members Lounge, Tower Ranch Clubhouse  
**In Attendance:** Directors: Craig Fowler, Jennifer Bridarolli, Glen Wood, Maureen Watt  
Transition Committee: Jim Roe, Don Folstad, Alex Pavolic.

Craig Fowler, Chairman called the meeting to order at 6:30 PM.

Purpose for this meeting is to discuss and action, if necessary, the application by Parkbridge Lifestyle Communities Inc. to the Court to discharge the easement, covenant and statutory right of way on lands within the Tower Ranch community development leaving the rent charge in place.

Residents of Tower Ranch and Solstice received advice in writing from Parkbridge of their intended actions.

Craig had a phone conversation with the author of the Parkbridge letter to residents advising of the application and received clarification that the Parkbridge action is necessitated by the need for it to, as part of their ongoing development plans – specifically phases 3 & 4, dedicate some road to the City of Kelowna and to also exchange property/parkland to align property lines with a creek flowing through its' development. In this regard, the City will not accept road and/or parkland with any encumbrances attached.

While this all seems to be similar to the action taken by Emil Anderson last fall the wording is not specific that all the rights of way and easements are not proposed to be removed just that the rent charge will remain in place. Further, there was concern that the TRCA was not specifically identified as an affected entity despite owning part of the clubhouse building and therefore not receiving its own letter. The application referenced a "golf ball easement" that was puzzling. Craig advised that this was relative only to #2 hole and affected Solstice properties.

During the ensuing discussion the following specific concerns were repeatedly raised:

- Why was TRCA not a recipient of the letter

- Does this proposed action by PLC apply only to Lots A & B or is it a “blanket” over all Tower Ranch and Solstice lands
- Should the TRCA file a Petition of intervention to protect its interests

It was noted that because the TRCA was not a named correspondent it could not file and Craig noted that Solstice homeowners could not participate because their leases would be at risk.

All present felt it would be prudent to file a formal response which would basically “parrot” what PLC’s lawyer (Al Kempf) had stated in his Jan.24/18 (2:43 PM) e-mail to Craig.

Further discussion took place with those present feeling that the Petition itself was problematic in that it does not specifically refer to lots A and B and appears to have the effect of cancelling both the right of way and easements entirely.

Moved by Craig Fowler that Don Folstad, on behalf of the TRCA, but without naming the TRCA in the filing, file a response to the Petition to Parkbridge Lifestyle Communities Inc. and the City of Kelowna the response specifically referencing Part 1, Paragraph 3 of the Petition which references only Lots A & B being exempt from the removal of the right of way and easements. Seconded by Maureen Watt and members voted unanimously in favour.

Maureen queried putting an information item on this matter on the website as many residents were concerned about the intent and outcome of PCL’s action. It was agreed that this was a good idea; Maureen to prepare an information item with Craig offering to review it prior to posting.

Adjourned at 7:30 PM