

Minutes of Meeting
Of the Board of Directors of
The Tower Ranch Community Association (TRCA)
BOD – 30

Date: Wednesday, 4 April, 2018
Place: Members Lounge, Tower Ranch Clubhouse
In Attendance: Directors: Don Spruston, Craig Fowler (7:27 PM), Glen Wood, Jennifer Bridarolli, Glen Wood, Maureen Watt.
Committee Members: Jon Durkin, Don Folstad

Welcome and Introductions

The meeting was called to order at 7:20 PM with Don Spruston as Chairman.

Minutes of BOD – 29

Minutes of BOD – 29 were circulated for review and comment.

Jennifer Moved that Minutes of BOD – 29 be approved. Seconded by Craig and carried unanimously.

Committee Updates/Reports

Strata and Clubhouse Operations – Jon Durkin Chair

- Referring to the report at BOD-29 that upgrading/replacing the existing security system would be cost prohibitive, Jon advised he has a lead on a company that could have a solution and has requested a quote.
- Jon suggested it is time for another “seasonal” newsletter advising golf season is starting, members lounge is available to rent (with liquor OK) and other items such as landscaping/irrigation info.
- Gym – blind to be installed next Tuesday and the preventative maintenance on the equipment will take place this Friday.
- 2 invoices for payment – Kimco Controls for belt replacement on HVAC; a preventative maintenance matter; and the monthly janitorial for Feb.

Landscaping – Glen Wood

The damaged controller issue is now finalized with the last invoice for electrical work submitted for payment.

Jon raised the matter of dust control noting he had spoken to Matt Temple and had received assurance that trucks coming out Tallgrass subdivision will be monitored and if necessary watering/sweeping will be done. Once the City has done its street sweeping in Tower Ranch both Parkbridge and EAC should be sensitive to dust being created by their respective construction activities and perhaps they can coordinate dust control – i.e. Parkbridge from Solstice upper access by Golf Clubhouse down to Tallgrass and EAC from Tallgrass down. It was noted that the Latta Road connection could be constructed in late Fall, 2018 as the trigger is 301 homes under the agreement.

Communications, Membership, Social - Maureen Watt, Chair

- Golf course manager has provided a letter to all residents about golf course being private property and not to use golf cart paths for walking for obvious safety reasons. TRCA has agreed to e-mail the letter to residents.
- 20 new Tower Ranch residents now and suggest it's time for an orientation session to be held in the members lounge. Maureen to coordinate.
- Dilworth has provided list of new homeowners and lots which Maureen will provide to Chris Kerr for rent charge invoicing.
- TRCA now has letterhead
- Orientation package has been revised and 20 printed for orientation session. Package is a "work in progress" so input is welcomed.
- Maureen reiterated Jon's comment that it is time another TRCA Newsletter was prepared and circulated.

Legal – Craig Fowler

- No response to date from Doak Sherriff to TRCA's letter challenging their last invoicing
- From BOD-29 the City has been contacted about the light standards at the top of Tower Ranch Boulevard; an acknowledgement received; Craig will follow up. It is possible Fortis is responsible for this.

Bio has not yet been received from David Towill of Thomas Butler (lawyers). TRCA will be considering securing a new legal firm. Craig will follow up with Mr. Towill.

Special Teams – Bylaw Renewal, Insurance

Don advised he has done some preliminary work on the renewal of the TRCA's bylaws and is looking for a couple of people to task vetting suggesting it would likely be best to circulated what he had done so far prior to a meeting to prepare bylaw amendments in time for the next AGM...likely this Fall.

Don Folstad advised he was waiting for one more amendment from the insurance broker. TRCA's current insurance expires May 24th/18 and he's looking toward having the amendment to review prior to that. Don is also looking at the Golf Courses

insurance with respect to the clubhouse and immediate areas around (patio, entrances, etc.). Don assured the Directors that he is very happy with the insurance for Directors.

Parkbridge Petition

Don Spruston reported the Hearing is now scheduled for April 16th/18 at 9:45 AM. Anyone is welcome to attend and both he and Don Folstad will be there. The TRCA's position will be presented by way of Towill's letter to Kempf.

TRCA Role

Due to time, this matter will be placed on the next BOD meeting agenda as the sole item to be discussed. Jon reiterated some urgency for this discussion to take place.

Other/New Items

None

Adjourn and Next Meeting

Meeting adjourned at 8:58 PM Next meeting (BOB – 31) Wednesday, April 18th, 2018.