
Update - 2026 TRCA Annual General Meeting

1 message

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Tue, Jun 9, 2026 at 9:19 AM

Reply-To: trcacommittee@gmail.com

To: trcacommittee@gmail.com



Hello Homeowners,

In the interest of keeping members informed and ensuring everyone receives the same information at the same time, the Board would like to provide a summary of the key decisions and discussions from the Annual General Meeting (AGM). We recognize that discussions often continue after the AGM, and we felt it would be helpful to share an official update with the community. Thank you to all members who attended the AGM and participated in the discussion of important community matters. We appreciate the exchange of views and the engagement shown by residents.

Clubhouse Strata (KAS3569)

TRCA and its members own a 26.7% interest in the golf course clubhouse under Strata Plan KAS3569. Durali Properties and the TRCA have now established a properly constituted strata corporation. The strata has held its inaugural AGM, adopted a Year One operating budget (which will be reviewed monthly), established bank accounts, and implemented the contingency reserve requirements mandated under the Strata Property Act. As required, both parties will contribute to a contingency reserve fund equal to 10% of the operating budget. The membership approved the TRCA's 26.7% share of the Year One budget, including both operating and contingency reserve contributions, in the amount of \$28,800.

Civil Claim Settlement Motion

The civil claim brought by Carrington against the TRCA sought reimbursement of clubhouse expenses incurred between 2017 and 2022 relating to the TRCA's 26.7% ownership interest. The amount claimed was \$186,553. The Board received a settlement offer of \$169,594, which was presented to and approved by the membership. The reduction reflected the removal of 2017 operating expenses and a 10% management fee previously included in the claim. As this was a special resolution, the motion required approval by at least 75% of votes cast.

Result: Passed. Votes in favour: 107; opposed: 3.

The motion exceeded the required approval threshold and was approved by the membership. The Board thanks members for their support in bringing this matter to a conclusion and enabling the community to move forward.

Landscaping Motion

Following discussion and feedback received at the AGM, the Board withdrew the landscaping motion. Members raised a number of governance-related questions concerning service agreements, bylaws, and related agreements with the City. In response, the Board has agreed to obtain additional legal review and advice before considering any future action on this matter. The Board will keep the community informed as the legal review progresses. In the interim, landscaping services for Tower Ranch Boulevard will continue for the remainder of the year under the existing arrangements. Funding for these services was included in the approved annual budget, ensuring continuity of service. The approved budget includes \$12,300 for irrigation; and \$20,825 for landscaping services along Tower Ranch Boulevard. The legal, contractual, bylaw, and City agreement considerations raised at the AGM are non-budgeted additional expenses.

Monthly Homeowner Fee

As presented in the AGM information package, the membership approved an increase in the monthly homeowner fee from \$20.00 per month to \$35.00 per month, effective July 1, 2026.

Community Participation

The Board would like to thank everyone who attended the AGM and shared their views. Discussion and active community involvement are important to the success of our Association. We also encourage residents who are interested in contributing to our community to consider serving on the Board or participating in one of our committees or special projects.

Ongoing Initiatives

As discussed at the AGM, the Board will continue to advance several community priorities, including:

- Road safety initiatives;
- Clubhouse amenity survey; and
- Tower Ranch Boulevard matters.

Members interested in participating in any of these initiatives are encouraged to contact the Board.

Thank you again for your continued support and involvement in our community.

Kind regards,
TRCA Board of Directors

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Opted in to receive emails from TRCA

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