

Tower Ranch Community Association Board of Directors Meeting Minutes (BOD-141)

Date: Monday, May 04, 2026
Time: 6:00 PM
Location: Tower Ranch Clubhouse – Lounge
In attendance: Joe Danchuk (JDa), Mark Blanchard (MB), Jane Hicks (JH), Heidi Enns (HE) Brittany Burpee (BB)
Teleconferenced: Maridula Maridula (MM)
Regrets: Kelly Hammond (KH),

Agenda

1. Welcome and introductions

MOTION The meeting was called to order at 6:00pm by JDa seconded by JH; and
Motion 141-1 carried.

2. Review action list and minutes of BOD-140

The Board reviewed and approved the minutes of the previous meeting (BOD-140) and confirmed outstanding action items by MB; seconded by BB and **Motion 141-2** carried.

3. In Camera Meeting

The Board Moved in camera by MB; seconded by JH and **Motion 141-3** carried.

4. Monthly Financials

Financial updates were provided, including a significant correction to budget calculations for landscaping services, which reduced the total cost from \$26,175 to \$20,825. MM reported that the New Uplands development by Parkbridge that utilities have been installed at a new development site, however lot sales information is still pending.

Action 6: MM to report back to Board the status on the registration of the new lots including what services exist at site (water, sewer, electrical) with the City of Kelowna.

5. Fortis Update

JH provided an update on remediation on the Tower Ranch Boulevard from construction work at the FA Lee Substation, noting that many of previously planted trees had died due to lack of proper irrigation, though new drought-

tolerant saplings have been planted with additional watering measures in place for the upcoming year.

6. AGM Preparation

Preparations for the upcoming AGM, including discussions about the budget, board elections, and resident engagement. BB reviewed a draft package for residents.

Action 7: TRCA Administrator and Board members to utilize Dropbox for any additions or edits to the AGM Power Point and or package.

Action 8: Board to recruit volunteers to assist with AGM member sign in.

7. Director Reports

- Landscaping (MB) - the TR Golf Course Staff have begun work on the Entrance feature to the community. Irrigation to the trees on the west side will be altered from spray to drip.
- Strata Meeting (MB) - Monthly meetings and bank accounts are in place for KAS3569 Strata.
- Developer Relations (JDa) - no updates.
- Bylaw and Policies (JDa) - Follow up on damaged irrigation and trees on Kentucky due to pool installation.
- Clubhouse Amenities (JDa) -There will need to be some repairs to fitness centre ceiling from kitchen leaks.
- Finance Committee (BB) - no updates
- Insurance (BB) - no updates
- Communication, Membership (HE) - currently 16 units for sale
- Community Initiatives (HE) - FireSmart Event May 02, 2026

8. Adjournment

MB Moved that the meeting be adjourned at 7:02pm seconded by JH and **Motion 141-5** carried.

Next meeting: Monday, June 01, 2026, at 6:00 PM.