

Tower Ranch Community Association Board of Directors Meeting Minutes (BOD-142)

Date: Monday, June 01, 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) Kelly Hammond (KH),

Agenda

1. Welcome and introductions

MOTION The meeting was called to order at 6:00pm by JDa seconded by HE; and
Motion 142-1 carried.

2. Review action list and minutes of BOD-141

The Board reviewed and approved the minutes of the previous meeting (BOD-141) and confirmed outstanding action items by JDa; seconded by HE and **Motion 142-2** carried.

3. In Camera Meeting

The Board Moved in camera by HE; seconded by MB and **Motion 142-3** carried.

4. Monthly Financials

Financial updates including draft annual budget were provided MOVED for approval by BB; seconded by MB and **Motion 142-5** carried.

5. Fortis Update

JH updated Fortis with communication regarding the status of the remediation on the Tower Ranch Boulevard also included in the AGM package.

6. AGM Preparation

BB reviewed the Power Point Slides for input.

Action 5: BB to update the slides to reflect accurate residential home numbers based on feedback from Parkbridge and accountant.

Action 6: BB to ensure all slides are formatted consistently (font size, bullet structure) and that all director's reports and agenda items are correctly sequenced for the AGM.

Action 7: Coordinate with the TRCA Administrator regarding any last arrangements for AGM logistics

Action 8: BB to chair the AGM

Action 9: MB to speak to the financial impact of continuing/discontinuing the optional boulevard maintenance service, including annual cost and implications for the budget.

Action 10: JDa to present the gym usage statistics clearly at the AGM, ensuring correct phrasing (e.g., "more than half use it 11 times or less per year").

7. Director Reports

No updates were provided.

8. Adjournment

MB Moved that the meeting be adjourned at 8:30pm seconded by HE and **Motion 142-6** carried.

Next meeting: AGM on June 04, 2026, at 7:00 PM.

Next Board Meeting Monday, September 14 at 6:00pm.