

MINUTES OF COMMUNITY/BOARD MEETING HELD 1ST MAY 2013

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| Date: | 01.06.13 | Time Started: | 9.30 AM | Facilitator: | Anne Wilson | Minute Taker: | Mairead Shorten |
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| Attendance | <p>Directors: Leah Skinner, Ralph Etherel, Anne Wilson (deputy for Craig Singleman, Craig sends apologies), Paul Martin</p> <p>Members: Lexie Gonzalez + Mark Doonan, Belinda + Roger Ball, Mairead Shorten</p> <p>Visitors: Glen Ball, Ishbel + Luke Keenan (applicants for membership)</p> |
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| AGENDA | SUMMARY OF INFORMATION PROVIDED / DISCUSSION | DECISIONS / ACTIONS |
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| Previous Minutes | Minutes of 4 th May 2013 meeting approved (all in favour) proposed by Anne, seconded by Mairead | Previous Minutes Approved |
| Secretary | "Goolawah Co-operative" Facebook page created. Information cut and pasted from website and people referred back to website. Like us please, once we get 30 likes we can see activity. | Like us on Facebook – "Goolawah Co-operative" |
| Treasury | \$28,533 in Working Account. \$18,925.63 in Long-term Account. Statements made available for review. | |
| Roads | Report from Ralph read to meeting. \$13,700 spent on recent road works : Illa Langi band-aided with additional base, grade & roll (advised proper upgrade would be \$20,000); internal roads repaired where substructure was showing; edge of Illa Langi made slashable; old debris behind camp kitchen removed. | |
| Tractor | <p>Tractor – Earth strap on battery replaced. PTO still slipping, leaking seal in guts of tractor, please don't overload, go slow, lift slasher higher when grass is long and go over more than once. Need to buy engine oil, transmission oil and air cleaner.</p> <p>Slashers – Old one has new bolts on jockey wheel. 3 point linkage mounting on new one to be straightened.</p> <p>Protocol for tractor usage to go in newsletter: Log book system, complete it and put it back on seat when finished. Self-booking system – write time and date on whiteboard in shed, don't expect it to be there if you turn up late. If you are off site, ring someone to put your name on the whiteboard for you.</p> <p>Discussion on how to manage tractor budget agreed at GM and how much co-ordinators can spend without coming to a meeting – co-ordinators to discuss and come to GM with figure. Discussion of sub-account for tractor budget versus extending signatories on main account.</p> <p>Decision to extend signatories on main account to Mark and Ralph (all in favour).</p> <p>Decision to get second cheque book to be held by Ralph (all in favour).</p> <p>Decision to set up account for diesel with servo, only tractor co-ordinators can sign (all in favour). Checks to be done to marry up diesel purchase and usage.</p> | <p>Members to go easy on tractor</p> <p>Protocol for using tractor to go in newsletter</p> <p>Add Ralph and Mark to bank A/c signatories</p> <p>Request second cheque book to be held by Ralph</p> <p>Letter for servo to set up account for tractor co-ordinators & procedures for signatories</p> |
| Membership | <p>Shares/Sites available: Red Hill – Sommervilles (Lot 8), Marion Arent (Lot 20), John Harkins (Lot 26), Sue Weymouth (Lot 32); Cockatoo Ridge: Cindy Munro (Lot 45). Burrendong: Lucy Hardy said informally she may be willing to transfer.</p> <p>Application for membership received from Luke and Ishbel Keenan, Mairead processing.</p> <p>Visitors looking at joining a community in the last month – lady from South Australia and young family.</p> <p>Website is doing a good job of attracting interest in Goolawah, thanks Sue.</p> <p>Mark and Lexie notified meeting Trevor Pearson has agreed to transfer his share to them, paperwork to follow.</p> | Anne to confirm if Lucy Hardy's share is available |

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| Development Application | <p>DA conditions categorised into what needs action from co-operative and what is the realm of individual members, also prioritised in terms of urgency. Divided up conditions between committee members to research and determine options on how to proceed. Also drafted list of questions for Council.</p> <p>Rob Doolin contacted re: advice on objecting to conditions and guidance on how to proceed before we contact Council, no response forthcoming. Decision (all in favour): If we have not heard back from Rob Doolin in two weeks, look at other options. Linda Dalton is suggested as one possible option.</p> <p>Roads – Road contractor gave ball park figure of \$1million to tar Illa Langi and Nevertire road to Council standards. Other communities, including Bundagen, were issued with road tarring conditions but all got them overturned. Discussion on the benefits of prioritising the upgrade of Nevertire over Illa Langi. Decision (7 in favour, 1 abstain): DA committee negotiate with Council to bring Nevertire to gravel all-weather access rather than Illa Langi as the condition to be fulfilled prior to occupation, provided Nevertire then becomes a council maintained road, grids & gate are removed (note: Council wrote to us to remove our grid as it is not on our land).</p> <p>Consolidating lots into one title - surveyor contacted, awaiting reply.</p> <p>Electricity to all building envelopes – go back to council on this one</p> <p>Waste disposal – Plumber Jim Blanchard's advice on grey water as reported in newsletter in 2010 still stands. Toilet research: can use commercial composting units as approved by health minister. If want to do alternative home system, Bundagen has biologist who will come out and do microbial test on home designs, which Coffs council then accepted, have to establish if Kempsey will do the same.</p> <p>Letter from Telstra is a condition Councils sometimes request from sub-division developers install trench and pipe infrastructure throughout the estate prior to sale of any lots (note: Telstra no longer pays for infrastructure). Telstra process is for “developers” to make an online application for letter, only then will a real person contact you. Made note in application that we are not developers and only want letter to confirm capacity rather than actual infrastructure at this stage. Waiting for reply. Meeting discussion on whether we want phone lines put in.</p> <p>3-Sided Radiant heat fire shelter – hoping council will agree for this to be longer term project and we can make it a multi-function building.</p> <p>Permanent residents only, no rentals – permanent residency is a condition stipulated under SEPP 15, but will ask consultant for advice and see what options there are.</p> <p>Owner Builder Licence – Received written confirmation from Dept of Fair Trading (DFT) that members do not have to be a director to get licence, it only applies to companies. DFT need confirmation that shares are not held company entities. While it is co-operative policy that shares cannot be owned by companies, cannot find where this is specifically mentioned in our rules. Decision to put proposal to July GM that shares can only be held by private individuals (all in favour).</p> <p>Workshop for members on council approval process for various scenarios Sat 13 July 9am @ camp kitchen</p> <p>Australian Building codes Vol.1/2/3 (AS NCC2 code, AS NCC 1 code, AS NCC3 code) available from an international law resource website who have various national construction codes available as free downloads. They advocate legislation is part of the public domain and should be freely available to citizens who must abide by them.</p> | <p>Follow up with Rob Doolin, look at other options if still no response in two weeks.</p> <p>DA Committee members to continue with allocated tasks.</p> <p>DA Committee to include in negotiations with Council to bring Nevertire to gravel all-weather access rather than Illa Langi as the condition to be fulfilled prior to occupation, provided becomes a council maintained road, cattle grids and gate to be removed.</p> <p>Resolution for July GM proposed by the meeting that rules should specify shares can only be held by private individuals.</p> <p>Information for members on grey water and composting toilet options to be complied by Ralph.</p> |
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GENERAL BUSINESS

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| Rancho Relaxo | <p>Discussion of reports that Rancho Relaxo were upset by member driving too fast when they had their cattle grazing on Maria River Road. Members asked to consider effects of their behaviour and how it impacts reputation of Goolawah in wider community.</p> <p>Letter from Rancho relaxo read to meeting which gives thanks for accommodation of cattle during floods, says they will do some slashing in return and that they hope to be able to slash, control burn and fence north gate with a view to putting their cattle in the area on an ongoing basis every few months. Discussion of issues and cattle agistment at Goolawah. No proposal from meeting, members are who interested in pursuing it to work with Rancho Relaxo to submit a proposal to GM.</p> | Members who are interested in pursuing cattle agistment at North Gate to work with Rancho Relaxo to submit a proposal to GM |
| Extension to Campground Facilities | <p>Quotes in for 12mX8m steel roof materials supply – \$7,500 Fair Dinkum, \$8,300 Midcoast Steel. Paul to continue to research options for timber decking and floor supports (timber or steel).</p> <p>Current thinking build roof and floor for now so we can start using it, and build it so that walls can be in-filled later with glass, cladding or other cheap materials as they arise over time.</p> | Paul to continue to research options for timber decking and floor support (timber or steel). |
| Time on Land rule | Discussion about re-introduction of the “time on land” rule now that DA is through and we are legally allowed to be here. Debate about pros and cons and how to administer. Too early for a proposal for July GM but worthy of further discussion, discuss as first item in general business at July GM. | Reintroduction of time on land rule to be listed as first agenda item for July GM General Business |
| Need a Surveyor? | If you need surveying done, contact Zac if you want to split costs. | |
| Congratulations to Glen Ball | Meeting congratulates Glen on winning Gold for Bowling at the Special Olympics in the Gosford Regional Competition and Silver at state trials in Nowra, he will now go on to represent Australia at the Asia-Pacific games in Newcastle in December. | |
| Thanks to Members | Meeting shares examples of how members have been helping to make the place look great, keeping Goolawah running well and moving the community forward in many different ways. | |
| Slashing Heavily Vegetated Sites | <p>Discussion of how to slashing heavily vegetated sites that are beyond what our tractor/slasher can do – Leah offered to check out if appropriate machinery / contractor is available from her local contacts.</p> | Leah investigating contractor to slash heavily vegetated sites |
| Working Bee | <p>Next working bee on 22/06/13. Onto Ralph’s afterwards for his annual solstice party.</p> <p>Improve the sight lines at end of Illa Langi which is a council DA condition, have permission from owner to clear vegetation, neighbor Nick Hobbs agreed to help.</p> | |
| Work Claims | Peter and Mairead – 20 hours. | |

Next Meeting Time / Date / Type: 9.30AM, 06/07/13, General Meeting

Time Meeting Closed: 12.00 PM