

JULY GENERAL MEETING

Date: 6 July 2013 Location: Machinery Shed Commenced: 9:30am Facilitator: Craig Singleman Minute taker: Anne Wilson

AGENDA ITEM	DISCUSSION	ACTION/DECISION/ RESPONSIBILITY
ATTENDANCE	Craig Singleman, Keith Leech, Anne Wilson, Anne and John Tennock, Paul Martin, Greg Ryan, Leah Skinner, Peter Farley, Sattwa Horne, Nityama Martin, Bronwyn Little, Wayne Ellis, Dave Launt, Roger, Mairead Shorten, Peter Wells, Isaac Ryan, Marty Cole, Franklin Dykshorn, Kirsty Steer. Visitors: Ishbel and Luke Keenan, Callum Lawson	
APOLOGIES	Dennis and Denise	
PROXIES	none	
Confirmation of Minutes from Previous Meeting	Vote to approve minutes of April 2013 GM proposed by Craig, seconded by Anne.	Previous minutes approved unanimously.
Secretary's report	Facebook page has 10 likes – please like us if you're on facebook.	Anne to send Anne Tennock a phone tree
Treasurer's report	\$38,264 in working account, \$18,925 in long term account. Bank statements passed around. Breakdown of costs for 2012-13 financial year: Roads: \$66,771. Rates and Admin: \$6282. Diesel: \$825. Tractor repairs: \$5720. DA: \$1089. Misc: \$1492. Levy Claims: \$3227. New Comm Area: \$650. Sent out three letters to people who are nearly up to 2 years behind on levies. Vince paid. No response from Jen Saunders or Grant Woolcock.	Anne to confirm contacts for Jen and Grant.
Road report	Nothing to report. Moved by Roger to get a load of gravel for potholing, seconded by Ralph. Passed unanimously. For the time being, current income of 10k/year should suffice for maintenance.	Motion to get a load of gravel for potholing passed unanimously. Ralph to organise.
Tractor report	Tractor PTO still slipping. Working only if gentle with it, can only do long grass if you go extremely slow. Mechanic said it's \$2k to replace seals, but could open a can of worms, so not worth it. Jason recommended not fixing. Discussion regarding when/whether to replace tractor and accountability of repairs. \$5720,28 spent on tractor repairs last financial year. Suggested interim solution to get a contractor to do fire breaks, and fix the PTO for this year. Done 60 hours in last 2 months. New booking system seems to be working ok now.	Moved by Craig to fix PTO with existing annual tractor budget, seconded by Anne. Passed unanimously. Tractor coordinators to arrange repairs.
Membership report	A few people have been visiting/emailing. Luke and Ishbel Keenan have completed the membership application process. They are looking for a suitable site – has been time consuming tracking people down and negotiating. Shares for sale: Sue Weymouth, Cindy, Marion Arent, John Harkins (1).	Moved by Mairead to make Ishbel and Luke Keenan eligible for membership, seconded by Anne. Passed unanimously.

DA report	<p>Kirsty and Dave had a productive meeting with town planners. They don't expect us to tar Illa Langhi or Nevertire, just get them to Grade 3. Just need engineer's report to state that Grade 3 can be met with gravel given our usage. Ralph should have feedback from engineer by next Wednesday. Some clauses are negotiable. May need a section 96 if outcome differs significantly to conditions. Letter from Telstra saying all building envelopes can be serviced by phone lines has been complicated, but are working around it. Likewise with electricity, just need to prove that grid comes close to boundaries. Amalgamating Lots into one title: just need to know that the process has started. Can remove the clause that states some conditions must be met before occupancy certificates can be issued. Council is very keen for road levy payments to start coming in so that the general manager can see us moving on this.</p> <p>Current dwellings that have submitted building applications: - those who have submitted Basix certificates – they are out of date but council will still accept them. Eviction is not on the cards, but they need to see that movement is being made.</p> <p>Uninhabited sheds can be approved as just sheds with just a building certifier's engineer's certificate and the road levy does not apply.</p> <p>Council is prepared to consider wheelie bin toilets. Road levy will be charged once a continued occupancy application is made, and payment plans can be negotiated with council.</p> <p>Uninhabited sheds can be approved as just sheds with just a building certifier's engineer's certificate and the road levy does not apply.</p> <p>Condition about being a permanent resident only applies to dwellings with occupancy certificates, up to the co-op to police internally. Cannot be altered as it's part of SEPP15.</p> <p>Workshop on how to go through council approval process cancelled due to lack of interest – speak with Dave and Anne individually for advice.</p>	<p>Existing dwellings must now submit a Continued Occupancy application and get an engineer to certify it is sound for 7 years. Can be a council certifier or an approved private building certifier.</p> <p>Wednesday DA meetings continue.</p>
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PROPOSAL	DISCUSSION	RESOLUTION
Special resolution 1.	<p>"To add a rule under section 16, Qualifications for Membership that "Only individual persons be qualified to be admitted to membership of the co-operative."</p>	<p>For:13 Against: 0 Abstain: 0 Passed unanimously.</p>

GENERAL BUSINESS ITEM	DISCUSSION	DECISIONS/ACTIONS/ RESPONSIBILITY
Camp kitchen upgrades	<p>2 separate ideas: separate building, or extension of current building. Separate building: detailed quote and drawings passed around. Enclosed. Extension of current building: Arguably improved aesthetics. Open, but able to be enclosed in future. Cheaper. Discussion regarding: *Having the kitchen integrated could be better socially. * Separate building is not just a tin shed. *Can we afford it at the moment without knowing for sure what the DA expenses will be? *\$20k achievable in running account *Cooper's mill and sustainability of hardwood *May be useful to have two separate spaces and not have kitchen noises. *Ability to extend further in the future *White ants consideration</p> <p>Straw vote: Extending: 13. Separate building: 2 Undecided: 5. Ongoing Thursday meetings to continue to evolve the plan.</p>	<p>Moved by Bronwyn to approve \$2500 to be spent immediately on kitchen, seconded by Anne. Passed unanimously.</p> <p>Ongoing Thursday meetings to continue to evolve the plan. All welcome.</p>
Guest	Cal Moreson, friend of Kirsty, visited at Easter, addressed the meeting to introduce himself as a prospective future member	
Work claims	<p>Paul: membership committee: 5 hours, Working bee x 2: 8 hours Anne: working bee x 2: 8hours Kirsty: 25 hours DA committee. Expense claim: \$50 phone calls, \$60 travel expenses, \$40 printing, paper, consumables. Mairead and Pete: 6 hours working bee Greg Ryan: camp kitchen solar maintenance 1 hour, slashing 3 hours. Russell: Slashing, camp kitchen tidying: 23 hours levy reduction claim. Slashing and camp kitchen tidying: 12 hours work levy claim. Denise: Mowing and mulching red hill: 5hrs Dennis: pot holing: 4 hours.</p>	Approved.
MEETING CLOSED	Time: 5:40	