

General Meeting 18/1/2014. 9am. Machinery Shed.

Attendance: Mairead, Russell, Isaac, Luke, Ishbel, Stuart, Greg, Griff, Kevin, Nick, Dennis, Wayne, Denise, John N, Roger, Belinda, Lexie, Larry, Craig, Anne.

Apologies: Bronwyn (deputised Wayne), Mark (deputised Lexie), Ralph (deputised Larry), Kirsty, Paul, John and Anne Tennock.

Chair: Craig. **Minutes:** Anne.

Announcement: Bud Cook passes on thanks for everyone's support during his father's funeral.

Secretary's report: Meeting start times for this year: 9am for G.M.s and Community/Directors' meetings. Local Land Services are open to nominations for coming elections – more information available for anyone interested.

Treasurer's report: John T unable to come, as they had a kitchen fire in their Brisbane home and are still dealing with repairs. Attached report read out (Add \$4570 to Cheque account total).

Discussion regarding when fees are due. Many people happy that invoicing is clearer.

Moved by Craig, seconded by Anne, to chase up DA fee repayments via letter/phone/email.

John T to send out share cancellation letters to 4 members who have not paid levies for at least 18 months.

Road report: nothing to report.

DA report: Mairead for Kirsty. On the 18/12/13 three council staff delivered a letter with a list of conditions that we were not compliant with and gave us until 10/1/13 to respond. List of conditions included 5 sites with structures with no DA applications. All structures, including caravans, sheds, etc need a DA. Members from these sites have taken steps to address. Other conditions listed:

- Lot amalgamation: paperwork has been completed and submitted, so now compliant
- Fire: map drafted of Static Water Supplies (SWS), put up SWS signage, signoff from Kempsey fire control submitted to Council, so now compliant.
- Electricity & Phone: Council happy with our arrangements and don't require works, but wanted proof power & landline connections are possible, proof submitted. Next step is for wording of conditions to be changed by Council to reflect that no works are required, Kirsty submitted Section 96 (alteration to DA condition) to that effect
- Section 68 greywater: individuals accountable and complying through individual DA process.
- Roads: Kirsty worked with Road Engineers to formulate proposal for Section 96, finished by RoadNet on day of deadline (10/1/13) so no time for wider consultation with membership. RoadNet proposed we continue to maintain Illa Langhi to gravel standard and once the Co-op's occupancy reaches 75% then we will tar Nevertire. *Kirsty to get a copy of proposal to co-op.* Mairead and Bronwyn researched precedents from other Councils and communities for RoadNet proposal. Communities very helpful, some had been successful in Land Environment Court. Road conditions for developments are discretionary and based on guidelines that are subject to interpretation. Multiple Occupancies (MOs) not a standard development, North Coast Councils have specific policies for MOs & recognise they have less road movements than standard developments. Next step, Road Section 96 submission go to a council meeting for vote, after a public consultation period
- Individual D.A.s: Sue L has set up a forum on Goolawah website for sharing knowledge.
- Issue discussed of protocol for Council coming on site to visit/inspect, and who should be given notice. *Kirsty to follow up.*

Membership report: Mairead: usual visitors over summer. Lenny (friend of Grant Smyth) looking to apply for membership. Keelie and Glen visited, hoping to submit membership application in 4 months or so. Discussion regarding time on land rule and encouraging members who don't visit to confirm their intentions re the co-op. Vince Ryan's share for sale? – *Mairead to confirm.*

Larry's second site and Lyle Dix's membership: *Moved by Larry, seconded by Craig to exempt Lyle from membership process, but still require him to catch up on levies and ID check, stat dec. Passed unanimously. Anne and Larry to follow up.*

Tractor / Fire striker report: Tractor needed new front tyre. Recommended by tractor guy in town to put on a truck tyre b/c just used for slashing. Right tie rod damaged further, *Mark has ordered a new one. Isaac has priced pumps and fire hoses and fittings and will purchase in coming weeks.* Reminder to members to put storz fittings on their tanks / hydrants. Michael and Wayne put a total fire ban sign at front gate.

General Business:

- **Compassionate Communication:** Jo Field to hold a 2 day workshop at Goolawah, for reduced price of \$125/person. *Those interested please see Anne or Lexie. Proposed by Anne, seconded by Craig, that members in financial hardship can have their workshop fee paid by the co-op in return for increased work levy of \$125 (levy est. today, due in 365 days). For: 14, Against:1, Abstain:1. Passed.*

- **Nick Reid's site and slide dam:** see attached letter passed around at meeting. The loss of privacy (visual and noise) is his biggest concern. Discussion regarding history of the dam, repairing slide dam and Ironstone dam under roadworks. Possible solutions:

- co-op buying the site and Nick buying another, possibly from an inactive member.
- planting trees for visual privacy.
- restrictions on usage- pumps, hours etc.
- dam closed at certain times.
- swapping with another member
- creating another site and resuming site 1 as community land
- creating another communal swimming site.

Generally agreed to continue discussion and work towards a solution over the next year.

- **Camp kitchen:** Is anyone able to insert the sink? See Bronwyn or Lexie. *Moved by Kevin to keep library at current level, passed unanimously. Reminder to rotate toilet chamber more frequently.*

- **Sites in Outback high fuel loads:** Letter from neighbour, and from secretary have been sent, but no reply. *Will wait for Mick Fire consultant, k to get back.*

- **Internal roads and speeds:** Concern about speed at which some people drive along North Gate Rd, Red Hill Rd, etc. Need for speed signs and speed bump, possibly at Al Carter's site, Frog Hollow and playground with accompanying signs. Discussion regarding other traffic calming methods. *Luke to look into price of signs, style of bumps/drains/pot holes. Mairead to look at applying for Section 138. Will move one 40k/h sign from Illa Langhi entrance to Nth Gate. Reminder to drive slowly please.*

- **DA forum:** Next meeting date: Sunday after Feb community meeting at 10am.

- **North Fence:** Bronwyn waiting on third quote from Gordon and Luke, *she will chase up when she returns from work.*

- **SWS signs:** Pete and Mairead are putting up signs at the moment. Need smaller arrows and distance to water. Got 30 made for \$75. Need 10 posts. Would normally have sought permission for spending first, but went ahead because of council deadline.

- **Burrendong Dam:** Pete and Mairead want to take some fill from around Burrendong dam wall (above water line) for their house site. Will leave it tidy. Passed unanimously.

- **Work claims:** See attached

- Mairead: 20 hrs, DA work.
- Lexie: 9 hrs, camp kitchen renovations
- Anne: .5 hr whipper snipping slide dam
- Denise and Dennis: 4 hrs, tree clearing Illa Langhi
- Belinda and Roger: 36.5 hrs, tractor maintenance, working bees, slashing, fencing.
- Sue Loudon: 6.25 hrs, website.

Moved by Craig, seconded by Anne to approve work claims. Passed unanimously.

- **Levy reduction jobs list:** Slashing communal areas, Tractor maintenance, Pot holing, Camp kitchen water supply and renovations, DA and membership committee work, Website work.

Meeting closed: approx. 12:30.