



General Meeting Machinery Shed

Date: 2nd April 2016

Minute Taker: Denise Cobourn

Chair/Facilitator: Craig Singleman (D)

Commenced: 9.15am

Attendance: Ralph Erthel (D), Ann & John Tennock, Bronwyn Little, Paul Martin, Anne Wilson (D), Keef & Mog Leach, Sue Loudon (D), Dennis Cobourn, Belinda & Roger Ball, Stuart Pougher, Louise (D) & Tony Roberts, Rose Mahar (D), Wayne Ellis, Mairead Shorten & Tarrik Morssi (part of the meeting).

Apologies: Julica Junghusling & Peter O'Hara

Visitors: Gunter Bohles & Julie

Proxies: Nil

Confirmation of Previous minutes:

January GM Proposed – Louise Seconded – Ralph Approved unanimously

March CM Proposed – Roger Seconded – Ralph Approved unanimously

Business arising from Previous Meeting(s):

1. 2 dust signs reading **SLOW DOWN REDUCE DUST** and a 40kph will cost \$208.71 from National Safety Signs. Purchase an additional 4 dust signs for erection on access roads + \$241.40. **TOTAL = \$413.95.** Will also need to purchase posts.

ACTION: Approval given for Denise to organise purchase of signs.

2. Revisions to Finance Policy – John advised still in progress.

Secretary's Report:

Nothing to report

Treasurer's Report:

- Treasurer's Report - General Meeting 2/4/16 posted on website.
- DA Road Fund update: now \$113,000. GME invoice paid - \$23,000
- Thank you to all members now paying directly into Bank Australia account.
- Members have 90 days to pay \$250 invoices.
- Please don't ask John for exemptions / changes to the way the finances are managed as it makes his job more difficult.
- **Member complaint regarding finance charge** – John has prepared a detailed explanation of how Goolawah's finance charges work. This explanation will be published in the next Newsletter, and has been emailed to the member.

Finance Charge Proposal (John) – *When a payment is received any finance charge will be deducted before applying to outstanding levies.*

Seconded: Tony Roberts

Abstain: 1 Approved

- **How payments are applied** – it is the responsibility of members to pay their dues on time and to clearly indicate any preference regarding which invoice the payment is applied to.
- **Road Levy** - Set annual Road Levy 2016/17 at \$500 to begin on 1 July 2016.
Approved unanimously.
- **Delinquent members:**
Response received from Justin & Leah and circulated to Directors. Their response made no in-roads to paying off their debt. They are currently living at Point Plomer. Zen currently lives on Goolawah and is working as apprentice with Jason. At the last two meetings the

community voted they should pay \$90 per week not \$50 per fortnight in order for them to meet their financial obligations. From today the finance charge will be deducted before applying to outstanding levies. At \$50 per fortnight their debt is increasing. They did not take up offer to meet with Directors last month. The community is concerned regarding their current attitude towards Goolawah. It was noted in the past they contributed to the Community - Leah was Treasurer for a number of years, and Justin often did community work. They do have the option of doing community work to help pay off their debt.

ACTION: The meeting agreed unanimously to proceed with the current request of \$90 per week and to re-invite them to meet with four Directors or their Delegates on Saturday 16th April 10am Camp Kitchen. Advise via email and text as they are not collecting mail on a regular basis.

Grant Woolcock has paid \$1000 – reducing his debt from \$2004 to \$1004.

Ben Adams has advised John he will be paying soon.

- Marion Arent and Alan Highfield – Invoices are being sent to both. Any sale of share will require the signatures of both parties.
- **Signatories on cheques** (as per Delegation Manual) –
Louise, Craig, Ralph and John are the new cheque signatories to operate the Bank Australia account.
Proposed: Roger
Seconded: Sue
Approved unanimously

DA Report:

- Refer to website for updates from DA Committee - posted 20.3.16.
- Solicitor advised our **weak point is in the area of technical details** ie. need Road Engineer quotes / advice. He emphasized simplicity, and to focus on getting advice etc. from Road Engineers.
- Councilors and council staff made it clear they want a sealed road, not an all-weather road. They are prepared to consider a compromise. They agreed to liaise with Goolawah on a monthly basis.
- **Options;**
 1. Type 3 sealed
 2. Possibly a sealed section in front of residences
 3. All-weather road
- Michael and Ishbel spoke to neighbours (thank you) – their main concern was speeding Goolawah motorists and dust. They are open to talking about a good outcome for all.
- Kinchela Road is a good example of a local sealed 4m wide road. Type 3 is too wide. Let DA Committee know if you know of other roads like this.
- Road Engineer feedback;
 - GHD (Port Macquarie) - plan to meet with them during the week.
 - Mike Dutton of DEX Consulting (Kempsey) – will provide design and costing on all 3 options – will cost \$3500 approx.

ACTION: Give DA Committee authority to engage Mike Dutton asap, and possibly GHD.

Morning Tea 11:00am

Road Report:

- Georges 'gang' on Illa Langi Road had issues with the neighbor on south side. He called Crowned Lands, council, police, and says he wants to take us to court. His issues are around erosion, blocked drains and flooding. Ralph and Craig did their best to alleviate his concerns. He's written a letter to an 'authority'? Don (neighbor across the road) signed the letter but not really supporting all his issues. He claims the 2014/15 upgrade clogged the drains, causing his land to flood. Don explained the plan was to let the drain block at the end of Illa Langi Road, and drain further down Maria River Road. Who's responsibility is it to clear the drain? Final bill ended up being only \$100 over budget.
- Bush encroaching from our gate on the south side of Illa Langi Road is getting overgrown and needs machinery to clear in the near future (this year). The Owner is Tom Azermath (nursing home in Maitland). George may be able to squeeze us in between sub division jobs. Is any member planning on a dam?

ACTION: Next Working bee followed by machinery when available.

Membership Report:

- Move **Jay Keenan** is approved as a Guest Member.
Proposed: Paul
Seconded: Rose
Approved unanimously.
- Gunter Bohles completed membership application process. No issues.
Gunter Bohles be eligible for membership.
Proposed: Craig
Seconded: Rose
Approved unanimously.
Gunter is looking at Carmel's shares today. Will be ratified as a member when share is purchased.

Shares currently available – Carmel (3 shares), Vivienne, Rodney.

Carmel's shares – sites not surveyed, access issues with neighbor, bore.

Machinery Report:

- Tractor needs a new link pin, steering wheel comes off (fixed). Greg Ryan mentioned to Roger by law we need to have a lap seatbelt on tractor.
ACTION: Tarrik to check if he has a seatbelt.

Fire Squad Report:

- Striker update – Total to finish (including vehicle) will cost \$7,684. So far we have spent \$6,694. Going really well. Service completed. Finishing electrical.
Proposal (Paul): Approve additional expenditure of \$1,700 to finish Striker.
Seconded: Craig
Approved unanimously.
- 2nd pump – Roger recommends keeping. All agreed to keep this.
- Cullum is interested in buying the old Land Rover striker – Cullum has already paid \$800 to Treasurer.
Proposal (Tarrik): Accept Callum's offer of \$800 for Land Rover.
Seconded: Ralph
Approved unanimously.
- Requirement for Fire Permits lifted as of last Friday. Take care when burning piles if dry spell continues.

Work and Expenses Claims:

- Stewart Pougher - \$77.50
- Mairead & Peter - \$250.00
- Dan Rose - \$30.00
- Anadean Douglas - \$25.00 (applied to Luke & Ishbel's account)
- Mark & Lexie - \$130.00
- Callum Lawson - \$60.00
- Louise Roberts - \$100.00
- Peter & Julica - \$945.00

All approved unanimously

NOTE: Office Bearers need to submit Work Claims before July ie. \$500 Work Claim for the Financial Year.

Review community jobs List: No reviews

Resolutions:

Resolution 1 - Withdrawn - received payment \$1000 (including \$219.32 finance charge).
Received 2 emails from Grant 20/3/16 requesting share not be cancelled and payment in progress.

That the Goolawah membership of Grant Woolcock be cancelled and his share number 54 declared forfeit in accordance with rule 15. Rationale Quarterly invoices and statements have been sent in line with normal procedure. Invoice #426, Due Date 30 August 2013 remains unpaid two years after the due date. Total account balance unpaid \$2965.00 Last payment received \$500.00 on 10 June 2014 Email requesting immediate payment or acceptable payment plan, and registered letter delivered person to person on 6 February. No response. Email requesting 'show cause' why membership should not be cancelled, and registered letter awaiting collection since Tuesday 23 February. It appears that Grant has no interest in continuing participation in Goolawah Cooperative.

Resolution 2

Goolawah will use debt collection services as a tool to recover debts from members who have not been paid up members for 2 years. Decision about whether to use this tool is to be made on a case by case basis at a meeting. **Rationale:** The use of professional debt collectors can be another tool besides share forfeiture and eviction when members do not make reasonable plans/ arrangements with the Co-operative to repay aged debts and regain active financial membership. Members don't want to be debt collectors nor should we ask them to be; people take debt collection agencies seriously; such agencies are effective and it has worked well for other communities. Any costs incurred by Goolawah from the use of a debt collection agency would be passed on as a charge to the debtors, is it clear costs incurred from debt collecting is for member, who takes on role of liaising with debt collector – will not be Treasurer.

Proposed & Seconded by March 2016 Community Meeting.

Discussion / Comments;

Not necessary as a debt collector can't do what we're already doing now, current process is working, approve as a tool, ends up as a legal process in the Small Claims Tribunal, going external should be a last resort, make current process clearer, need a change of culture, nothing happens until 2 years overdue (should be sooner), cooperatives find it almost impossible to evict a member – clarified the eviction at Bundagen was not related to unpaid debt, so sad to get to point of eviction, reasons are so varied for not paying dues, social pressure should be enough, sends a message – we may not need to use debt collectors – there if we need it, current process has collected an enormous amount of debt, start naming and publishing member's names with debts each month (name and shame), credit to the community we have not needed this action to date, outsourcing takes the pressure off community members, need a process with clear steps, approval to engage debt collectors at GM's only, hard cases make bad law, debt collectors is part of the tool box, formalise the steps in the Delegation Manual.

AMENDMENT: Goolawah will use debt collection services as a tool to recover debts from members who have not been paid up members for **1 year. All debt collection costs will be added to the member's account.** Decision about whether to use this tool is to be made **by resolution at a General Meeting.**

Propose amendment: Tony

Seconded: John

Approved unanimously.

Amended Resolution:

For: 12

Against: 0

Abstain: 0

General Business Agenda Items:

- **Speeding Goolawah Drivers:** This has been raised as an issue following Michael's and Ishbel's conversations with neighbours – their main concern is speeding and dust. We should apply the same courtesy and respect to our neighbours as we do to ourselves ie. 20km in residential areas and 40km on connecting roads. 20km does reduce dust, and slower speeds 'save our roads'. Since erecting speed signs on Goolawah some residents are still speeding. Inform tradesman, delivery drivers and guests they should slow down

on access roads. Forest Road upgrade – more road to maintain, more cost. Discussion around whether to erect speed signs and / or dust signs on access roads.

ACTION:

- *Purchase 4 SLOW DOWN REDUCE DUST signs for erection on Nevertire and Illa Langi Roads – discuss with neighbours prior to erecting (ask Luke and Ishbel to do this).*
- *Next meeting – put forward a resolution to change our current By-Law related to speed limits, and extend to access roads.*
- **Cemetery** – Anne T and others have done a lot of research.

Proposal (Anne W): *The community accepts we approve the concept of a cemetery on Goolawah with details to be decided in the future.*

Seconded: *Ralph*

Abstain – 2 Approved

Proposal (Paul): *Apply to the Department of Health and allow up to \$500 for any fees associated with application.*

Seconded: *Ralph*

Approved unanimously.

Gratitude Round: Round of applause for the meeting participants.

Meeting Closed: 1.00pm