



## General Meeting 2 July 2016

**Minute Taker:** Denise Cobourn

**Chair/Facilitator:** Peter O'Hara

**Commenced:** 9.10

**Attendance:** Roger Ball (Deputise for Kevin Harper), Tony Roberts (Deputise for Louise Roberts), John Tennock, Gerard Shea, Ron & Lyn Ringrose, Margaret Leech, Bron Little, Dennis Cobourn, Greg Ryan, Cynthia and Justin Fitzpatrick, James Gallety, Belinda Ball, Alwyn Hunter, Daniel Rose, Wayne Ellis, Anne Tennock, Tarrick Morssi, Robert Conlan, Craig Singleman (D), Rose Mahar (D), Sue Loudon (D), Satwa Horne, Nityama, Anne Wilson (D).

**Apologies:** Julica Junghuesling, Stuart Pougher, Kevin Harper(D), Louise Roberts(D), Mohini Browngedge.

**Visitors:** Wayne and Jenny Skinner, Ralph Van Hulst, Brian Alexander.

**Proxies:** Nil

### **Confirmation of Previous minutes:**

#### **2 April General Meeting**

Proposed – Craig Singleman

Seconded – Bron Little

Approval - Unanimous

#### **7 May Community Meeting**

Proposed – Craig Singleman

Seconded – Bron Little

Approval - unanimous

**NOTE:** 4th June Community Meeting cancelled due to inclement weather.

### **Business arising from Previous Meeting(s):**

1. **SLOW REDUCE DUST signs** – still to be erected.

#### ***ACTION:***

Dennis, Justin, Craig and any volunteers to erect dust and speed signs next weekend.

2. **Proposed resolution by community to change current By-Law 10A (a) i) 9 FROM** "The speed limit on Goolawah is 20kph in residential areas and 40kph on connecting roads."  
**TO** "Members and their visitors are not to drive faster than 20kph in residential areas and 40kph in non-residential areas in Goolawah and on both Nevertire and Illa Langi access roads".

#### ***Approved unanimously***

3. **Draft Finance Policy** (on website).

This will always be a working document, and is a statement of Treasurer's duties.

John clarified question relating to account queries.

***Move to adopt Finance Policy*** - Peter

***Seconded*** - Ralph

***Approved unanimously***

Thank you John.

4. **Resolution "To refer Justin and Leah's debt to debt collectors if they fail to pay their current Goolawah debt by 27 June 2016". Did they pay?**

Received an email from Leah saying they won't be paying, as more pressing debts have come up (car regos), and they didn't get enough from sale of vehicle. Tax return should enable debt to be repaid.

Comments;

Can we ask them to pay all overdue amounts of more than one year? Yes.

Fee schedule for debt collectors may be quite substantial.

At Bundagen - expulsion at a GM usually results in payment.

Rare to get to debt collection stage.

**Amended Resolution**

**"To refer Justin and Leah's debt for all debts more than 12 months overdue as at 30.6.16 to debt collectors as they failed to pay their Goolawah debt by 27 June 2016".**

**Approved unanimously**

**ACTION:**

The Board will act on the debt collection process asap.

**5. Tractor seat belt**

**ACTION:**

Dan has the belt and will liaise with members to organize installation..

**Secretary's Report:**

1. Letter sent to Turner Freeman on the 5.12.15 seeking advice on insurance was returned to sender last week.

2. Pay current bills -

Milne Alexander \$3,871 Public Liability Insurance.

Eagle \$1396 Directors Insurance

Secretary's print bill \$236

3. **Dispute between Justin and Cynthia Fitzpatrick and Cindy Munroe.**

**Background and Discussion**

Justin and Cynthia spoke about their version of events: a verbal agreement to work on Cindy's dwelling in return for 12 month occupancy; within 3 months Cindy began intrusive and accusatory behaviours; recently threatening them over differences about when the agreement ends. C & J have told Cindy they will be moving out on the 27.7.16, which is 12 months. Threats have been verbal and via text, which C & J have kept as evidence. Police have been involved in the past week, and advised C & J to take out an AVO. Which would probably not come into effect until after their move.

Cindy approached Craig for assistance - he relayed her grievance to the Board - the Board suggested they follow the Dispute Resolution Process.

**Code of Conduct** - read out. The community agreed Cindy had breached the Code of Conduct.

**ACTION:** Board to send a letter to Cindy stating she is clearly in breach of the Code of Conduct. The letter should relate specifically to the Code of Conduct and not include reference to the 'Agreement' between C & J and Cindy. Provide C & J with a draft letter before sending.

C & J thanked meeting for support.

4. Crow Tribe - requested street sign for 'Lovers Lane'.

**Approved unanimously.**

**DA Report:**

Mike Dutton's quote;

a) All-weather - council knocked back.

**b) Sealed in front of residences - approx. \$100,000 for 400m of seal plus \$100,000 for all-weather road improvement, removal of cattle grid and fixing corner.**

**NOTE: these are not definite quotes.**

c) Sealed to the standard of Kinchela Right Bank Road - no quote.

Peter and Ralph met with Mike Dutton last Wednesday - the first letter was not satisfactory after a 2 month wait. We now have an updated letter, which requires further review before presenting to council. Peter read out a section of Mike Dutton's letter.

It would cost \$870,000+ to build a road to council's original request. It is not possible to build a road to this standard as it is technically unachievable ie. would involve buying land, complicated corners, drainage issues etc.

Mike Dutton recommended we request council agrees to an upgrade of the all-weather road ie. approx. \$100,000 with a view to sealing in front of residences over a 5 to 10 year period as funds permit. Dust minimisation is important - a speed of 20km does reduce dust.

**NOTE:** Goolawah will be responsible for ongoing maintenance.

A square meter tar costs \$6. Need a good base and good cover of tar.

Greg Ryan has experience with road costs and tarring.

6 month deadline to appeal to council runs out in September.

**ACTION:**

Meeting empowers DA Committee to analyse current information / approach council to continue negotiations. All-weather and tar in front of residences is the most cost effective solution (time frame to be negotiated with council).

**Moved:** Roger

**Seconded:** Anne W

**Approved unanimously.**

**Road Report:**

Illa Langi Road – thanks to all who participated in working bee. Mick Conomos has quoted \$2640 (3 days to complete) to clear to fence line (approx.1km on southern side). Goolawah is responsible for removing burn piles.

**Action:**

Quote accepted unanimously. Notify council of work.

**Membership Report:**

**Guest membership;**

**George White** – Query regarding the progress of George's guest membership. To date he has not followed through with the procedures, and has moved from host to host. Rebekah is now managing guest membership. Frank is currently hosting George as a guest and will be billed \$20 per week. Previously Treasurer billed Tarrick (direct debit since beginning of March). Police check not followed through and expired - he has agreed to re-do with Rebekah. Currently working on Red Hill fire shelter - he needs to submit a Work Claim. Discussion around exempting him from \$20 per week for a month or two in lieu of work on Red Hill Fire Shelter.

**Note:** Unapproved guests should be billed at \$10 per day after 28 days.

Setting ourselves up for problems if we don't follow our own procedures.

**Action:**

Exception to our rule of \$10 per day, George will pay \$20 per week pending completion of paperwork by next meeting.

**Abstain: 4 All others in favour.**

**Applications in process;**

**Ralph** – enjoying his time on Goolawah and has met most members over the last few weeks. Comes from Tasmania, but mostly lived on mainland. Electrician. Enjoys travel and nature –

**Jenny (Mark's sister) and Wayne** – visited Goolawah many times, always enjoy the freedom, space, wildlife and people. From north of Brisbane. IT architect working globally for a number of years. Jack of all trades. Found meeting process interesting.

**Moved:** An exception be made that Ralph, Jenny and Mark don't need to attend a second meeting due to cancellation of June meeting.

**Seconded:** Sue

**For: 12 Against: 1 Abstain: 5**

**Carried.**

Bron and Lexie withdrew from Membership Committee.

Current Membership Committee: Tony, Rebekah, Paul and Nityama.

**Machinery Report:**

Tractor fan belt replaced. Small slasher has new blades. Frank welded on skids. Big slasher needs new blades – approx. \$150. Someone has been too rough with tractor – do not use as a bulldozer!

**Fire Squad Report:**

Trailer working well. Burn practice behind kitchen went well. Continue with burn offs where needed. Trailer is left empty of water due to weight over winter. Everyone should have a Fire Plan booklet – clean up around your place and update plan as required.

## **Resolutions:**

### **1. Fire prep mowing**

**Resolution:** "All members are to regularly mow their sites to reduce fire fuel load. If a site is not mowed by cut off dates of 15/08, 15/11, 26/02, then the co-op will use a contractor to cut the grass, and bill the charges to the member. Goolawah members will be approached first to do the work, but if none are available, an off-site contractor will be hired. Charges will be at an hourly commercial rate. It is the member's responsibility to clearly mark trees and tidy up objects not to be mowed.

**Rationale:** Persistent long grass on approximately ten sites is posing a fire hazard. We need a better, less bureaucratic system to make sure that blocks are mowed at least three times a year in line with fire and grass growing seasons. Currently private arrangements, and members volunteering to slash others' sites using the community tractor are mostly working ok, but some sites have lots of trees/objects and take longer to do, and \$50/site is not a fair rate for these sites.

**Amended Resolution:** "All members are to regularly mow their sites to reduce fire fuel load. If a site is not mowed by cut off dates of 15/08, 15/11, 26/02, then the co-op will use a contractor to cut the grass, and bill the charges to the member. Goolawah members will be approached first to do the work **at \$25 per hour**, but if none are available, an off-site contractor will be hired. Charges will be at an hourly commercial rate. It is the member's responsibility to clearly mark trees and tidy up objects not to be mowed. **Scope for Fire Squad to add additional dates or change dates at short notice depending on fire season."**

**Proposed:** Paul

**Seconded:** Anne W

**For:** unanimous.

**Action:**

John will require proper documentation / invoice for this work. Submit a Work Claim Form with details of site number mowed or slashed (to be paid at \$25 per hour).

Add to Community Job List.

Nityama volunteered to oversee sites are slashed.

Issue of Work Cover if we are paying an hourly rate. **Clarify this – Sue.**

### **2. To establish a cemetery on Goolawah**

**Resolution:** To establish a cemetery on one of these 3 sites:

- a) the North Eastern corner of the cleared area of Gold Mine Hill (photo in previous newsletter)
- b) South-West corner Illa Langi / Forest Way
- c) 20-40m East of Forest Way intersection, on Northern (left) side of Illa Langi: between road and Goldmine-"proper"; all other non-residential sites unsuitable, lying below 1-in-100-year flood levels.

**Proposal to Establish a Cemetery (Refer to June Newsletter for article by Ralph)**

**Discussion and Comments** (note – Craig replaced Peter as Chair for discussion).

- Above Resolution was on Proxy Form but not in the Newsletter.
- Hold over as we have more pressing issues atm.
- Have we actually voted on wanting a cemetery?
- Tabled Cemeteries and Crematoria NSW Action Plan 2015-2020. Refers to Cemeteries and Crematoria Act. Read out paragraph relating to statutory obligations and best practice governance (complex regulatory framework for the operation of cemeteries and crematoria).
- Legislation should not be a reason not to proceed with a cemetery.
- Need to progress now rather than later.
- Who would be buried on Goolawah? Straw vote – a minority indicated they would be buried on Goolawah.
- The people who want a cemetery should oversee it.
- Need for a lot more discussion.
- DA is not that complicated.
- Maintenance issue.
- Differentiate in your own mind what undertakers do and how cemeteries are run.
- Bundagen experience – costs \$400 for paperwork. Homemade coffin – pick up coffin from undertaker. Digging a hole most difficult aspect – resorted to digging a vertical hole with post hole borer. Health Department came out the first time only to inspect the hole.
- Call it a memorial park rather than a cemetery.

- Completes a cycle – spiritual aspect.
- Mick Conomos can dig a grave in one hour.
- Cost is not at the heart of issue.

***Amend Resolution:***

***Proposed*** – Ralph

***Seconded*** – Anne T

***Abstain: 1 All others in favour.***

***New resolution:*** To establish a cemetery on Goolawah.

***For: 15***

***Against: 2***

***Abstain: 5***

**Treasurer's Report (available on website for viewing prior to the meeting):**

Receipts delayed due to computer break down.

Paul Martin is no longer a signatory on the bank accounts. Louise, Craig, Ralph and John are current signatories.

Reports are too big to load on website when Work Claims are sent as photos.

Work Claims and Treasurer's Report to be separate documents in the future.

Financial Audit – cost will be similar to last year.

**Discussion regarding Red Hill Fire Shelter Work Claims**

Hours have not been claimed for the Community deck and roof. Red Hill Fire Shelter – Work Claims are being submitted. 1200 hours of work have been recorded for Community deck and roof construction to date (consider keeping a record for Red Hill Fire Shelter). 3 Men's Shed members are using the hours to meet Centrelink's Work Activity requirements. Work Claims for either project will significantly increase the cost of the projects.

'Free Labour' for work on the Red Hill project was mentioned at a previous meeting but not minuted. Discussed considering cap on Work Levy for building projects.

Satwa offered to withdraw current Work Claim.

June Report

***Propose Treasurer's Report be accepted*** – John

seconded – Tony

July report

***Propose Treasurer's Report be accepted*** – John

seconded – Roger

**Both Treasurer's reports were approved unanimously.**

**Work and Expenses Claims:**

Reminder - Work Claims must be submitted to Treasurer 10 days prior to the meeting at which they are to be approved. Claims received after this date may be held over and submitted to the next meeting.

Work Claims from June meeting will be included in 2015 / 16 financial year.

***Work Claims from June and July approved unanimously***

**Review community jobs List:**

Add in \$25 per hour for slashing / mowing sites as per Resolution approved on the 2<sup>nd</sup> July.

**General Business Agenda Items:**

1. Cancellation of meetings (Bronwyn) – all agreed not cancel meetings in the future.
2. A Shared Vision for Goolawah (Anne W) – caring over to next meeting.
3. Financial reports in Newsletter (Peter O'H for Julica) – all agreed to take Treasurer's Reports out of newsletter.

**Gratitude Round:** Thank you all for attending.

**Meeting Closed: 1.30pm**