



General Meeting 1st October 2016

Minute Taker: Denise Cobourn

Chair/Facilitator: Craig Singleman

Commenced: 10.10am

Attendance: Dan Rose, Alwyn Hunter, Peter O'Hara, Julica Junghusling, Ron Ringrose, Anne Wilson (D), Wayne Ellis, Dennis Cobourn, Russel Childs, Paul Martin, Rob Hewitt, Bronwyn Little, John & Anne Tennock, Ralph Van Hulst, Ralph Erthel (D), Michael Clancy, Craig Singleman (D), Denise Cobourn, Rodney Forshaw, Dave Launt, Greg Ryan, Stewart Pougher, Rose Mahar (D), Sue Loudon (D), Kevin Harper (D), Wayne and Jenny Skinner, Mark Doonan, Trinh Nguyen, Myumi Lauayama, Nick Reid, Anthony Griffiths

Apologies: Satwa & Nityama, Roger and Belinda Ball, Tony & Louise Roberts

Visitors: Peter and Bon Maclean, Alan Blake

Proxies: No resolutions submitted

Confirmation of Previous minutes:

2nd July General Meeting Proposed - Anne Tennock Seconded – Ralph Erthel

Approved unanimously

3rd September Community Meeting Proposed - Julica Junghusling Seconded – Ralph Erthel

Approved unanimously

Business arising from Previous Meeting(s):

1. Guests of Members (Policy and Guidelines Committee) – met 25/9/16.

Finance Policy approved at the July GM has been 'tuned' and posted on the website.

Committee is still revising the Membership Policy, guest and membership paperwork currently posted on the website.

Discussion / Comments:

- If Goolawah is not your 'Principal Place of Residence' ie. non-resident member, you must be in attendance with your visitor at all times during their stay.
- Members are responsible for ensuring their visitor/s abide by the Rules, By-Laws and the Code of Conduct
- Members should advise the Membership Committee for visitor stays longer than 28 days (Treasurer will be advised)
- A visitor donation of \$10 per day applies for stays longer than 28 days, and the member is responsible for paying the donation to the Treasurer.
- Visitors over 18 years, who wish to stay on the Co-op for more than 3 months, are required to complete the guest application process.

- Goolawah reserves the right to review the visitor / guest stay at any time.
- Would family be required to pay \$10per day? Likely, if over 18.
- Residents can have house sitters – need to ensure they understand Goolawah. ie. Rules, By-Laws, Codes, etc.
- Treasurer is billing members when notified, member is responsible for advising MC when they have a visitor staying more than 28 days. Members are not coming forward to initiate payment.
- Current system is not workable – needs to be simplified. E.g. Extend 'free stay' from 28 days to 2 months, then pay \$10 per day donation.
- If visitor wishes to reduce donation from \$10 per day to \$20 per week, can complete guest application. Currently it is mandatory to complete guest application for stays longer than 3 months.
- If you wish to have input into revising the Membership Policy you should attend the next P & G meeting (TBA).

ACTION: P & G Committee to continue revisions and present Membership Policy revision for discussion at the November CM.

2. **Vision Statement** - survey responses (Anne). Discussed prior to the commencement of the AGM. Survey Monkey – 15 responses to 4 questions to date (collated, displayed and read to members). Added to questions during meeting.
ACTION: *Sending out a different survey format for those without internet.*
3. **Letter to our neighbour (Wauchope)** regarding access. Not logging but is intending to sell. Craig received a call from Chris (looking at purchasing) wanting to talk about access. Craig advised he would need to attend a community meeting to discuss access issues. He is meeting with Craig this Sunday/Monday.
4. **Letter to Carmel** regarding payment of levies. Email from one year ago was sent in error – it wasn't an undertaking for non-payment of levies for one year. She has requested an exemption for 2016/17 levy payments for her remaining 2 blocks which are on the market. Given she recently sold one block the majority of the meeting felt she should be in a position to pay levies.

PROPOSE: Carmel is required to pay levies (no exemptions). If she chooses not to pay quarterly, levies will incur a 1.5% finance charge. Finance charge is approx. \$180pa.

ACTION: Secretary will write to Carmel advising she is required to pay levies (no exemptions). Failure to pay levies on time will incur a 1.5% Finance Charge.

Secretary's Report:

- The camp kitchen 'Minute Folder' has disappeared from the camp kitchen. **PLEASE RETURN!**
- Kelly Valice – has advised she hasn't been receiving emails from the Treasurer. She is currently in Brazil and unwell. She's sent an email asking about her options i.e. thinking about selling or wondering if she can have a joint membership with a friend.

ACTION: Secretary to write to Kelly referring her to Rules and By-Laws related to membership and sale of shares.

DA Report:

- **Crown Lands letter tabled.** Following contact from a neighbor Goolawah received a letter from Crown Lands. Ralph also had a long telephone conversation with Byron Reynolds from Crown Lands. Crown Road Reserve is 20 meters from fence to fence. We ask why hasn't Crown Lands been taking responsibility for ensuring Illa Langi Road remains a safe access? We have been breaking the law for the past 16 years, as permission is required from Crown Lands to complete any road upgrade / maintenance. Illa Langi Road was first graded by council in 2001. We have been advised we may

receive a fine in the thousands. We have a right to keep Illa Langi Road as an accessible road for safety (escape fire, flood). Crown Lands will not give permission to maintain the road. Originally we focused on Illa Langi Road as our main access – this changed to Nevertire Road. 3 years ago Crown Lands contacted council giving them the option to buy Illa Langi Road (council declined). Goolawah is not permitted to buy the Crown Road as we share it with neighbours. We have become the ‘meat in the sandwich’ between government departments (Council, Crown Lands, NPWS).

ACTION: Approach council to ask them to reconsider buying Illa Langi Road from Crown Lands. Provide a history of the roads.

- **Mike Dutton's input into the revised Section 96 application.**

Craig, Peter and Ralph met last Sunday regarding Mike Dutton's input. In light of recent issues with Illa Langi Road and Crown Lands, they thought it best to instruct Mike Dutton to include both Illa Langi and Nevertire Roads in the revised Section 96 as all-weather roads. This discussion had not been passed onto other DA Committee members. Previous instruction to Mike Dutton was to seal in front of residents with the remainder all-weather on Nevertire Road.

ACTION: DA Committee meeting Monday 11am camp kitchen to discuss this change of direction, and contacting Michael Young (solicitor).

Road Report:

NPWS works and Forest Way – coming back next week to fill holes. NPWS used Goolawah's roads to build the fire trial from their quarry.

Membership Report (Paul):

- 5 enquiries over the last week.
- Peter and Bon (13 year old son) currently staying at the camp kitchen for a few days – from Qld originally, now living in Victoria. Involved in establishing a community 25 years ago – folded. Bon home schools. 4 other teenage children. Wife likely to move here permanently in approx. 10 years when she retires.
- Jack and Joe – coming around January.
- Family from Bellingen – visiting in a few weeks.
- Friend of Paul's interested.
- Friend of Frank's interested.
- Charlie and her infant are currently staying at Cindy's – actively looking for a local rental (up to \$350 per week). Arrived on Goolawah 18/8/16.
- Crow's partner and 3 children have moved to Goolawah.

Machinery Report:

T & S Mechanics have fixed starter motor, plus some other basic maintenance / servicing. Getting another slasher for \$1000 – selling smaller slasher for \$1000. Paul will be away and Mark offered to follow up.

Fire Squad Report:

Nothing to report

Resolutions:

No resolutions

Treasurer's Report

- Member's Visitors / Guests billing to be included in Treasurers Report.
- Grant Woolcock is overdue again.
- Office Holder and Coordinator Work Claims will be calculated and applied to the year from 1 October to 30 September. The following claims apply;
- Treasurer – Annual Levy and Work Levy
- Secretary – Annual Levy

- Newsletter Coordinator – Annual Levy
- Website Coordinator – Annual Levy
- Roads Coordinator – Work Levy
 - Camp kitchen expenditure is -\$2,199.01 – didn't expect this to be over spent.
 - Should we open an account with Bunnings – some not happy with Bunnings as a supplier.

PROPOSE: Open a separate visa / debit card account with a small amount of money and money can be transferred as required. Ralph to hold card.

Approved Unanimously

ACTIONS: Send letter to grant Woolcock, clarify Camp Kitchen expenditure.

Treasurers Report

- Accepted - Bronwyn **Seconded** – Alwyn

Approved unanimously.

Work and Expenses Claims:

Approved unanimously.

Review community jobs List:

No reviews required

General Business Agenda Items:

Speed limits (Denise) – At the July GM agreed unanimously to change the By-law regarding speed limits to “members and their visitors are not to drive faster than 20km in residential areas and 40km in non-residential areas in Goolawah and on both access roads of Nevertire and Illa Langi.” Still have 10 or so members who are not complying. Some were present at today's meeting. Thank you to all who comply, no excuses for not complying. Think about the dust you create. Drop down to second in residential areas.

Men's Shed (Wayne) – recognition and thank you for the community space you have created.

Construction of ramp, guttering and steps needs to be completed for sign off by council. Wooden slats will go on gables – helps with birds. Future – what else to do e.g. doors, solar, painting, gardens etc...

Work Claims (Peter) – Should we consider only having a Work Levy (could be increased), and stop current practice of being able to claim Annual Levy?

Comments – should be paid for work, do we have to monetize everything, positive impact on revenue...

ACTION: Further discussion required. Attend or feed any comments into the P&G the Committee.

Fertiliser (Paul) – Purchase Osmocote \$70 for Red Hill fruit trees. Approved.

Landcare Group (John) – John does some website work for Hastings Landcare (Wauchope). Are we interested in forming our own Landcare group? A number of members would be interested. Should be similar to setting up a Men's Shed.

ACTION: John to investigate.

Last Resort (Anne W) – well attended working bee in getting poles erected. Frank has welded centre ring. Next working bee soon. Will let everyone know when Mick Conomos is on the Co-op.

Work Cover discussion – this was recently investigated i.e. exempt if we don't pay wages more than \$7000 - apprentices / trainees not included in exemption. Volunteers are covered under our Public Liability Insurances.

ACTION: P&G Committee to confirm this is accurate.

Gratitude Round: Shade cloth now over playground - thank you Paul.

Thank you all for your attendance and input.

Meeting Closed: 12.10pm

