

COMMUNITY MEETING MINUTES

SATURDAY 4th November 2017

Chairperson: Craig

Minute Taker: Rose

Commenced: 9:07

Attending: Denise Cobourn, Justin Fitzpatrick, Cynthia Fitzpatrick, Dennis Cobourn, Michael Clancy, Ralph V. Hulst, Alwyn Hunter, Bron Little, Belinda Ball, Rose Mahar, Wayne Ellis, Mohini Murti-Browngedge, Griff, Alan Blake, Ralph Erthel, Rob Hewitt (D), Roger Ball (D), Craig Singleman (D), Lexie Gonzalez (D), James Galletly (D), Kevin Harper (D).

Apologies: Nityama, Alicia Fox

Visitors: Campisi family (x 5), Aaron Beahan

Approval of Minutes previous meeting 7th October 2017

Proposed: Craig Sec: Ralph E. Vote: Unanimous.

Business Arising:

1. Removal of bamboo has been carried out as requested. Re-planting with natives (thank you Rob) started with a small working bee last week. Rob has more plants and another working bee will be carried out soon.
2. Complaints Resolution Team: further refinement of process and documents. Following discussion and meetings, Lexie has a draft document ready for comment. It is on the web site and some hard copies were distributed. Please reply with any comments to Lexie. The team will meet again soon and hope to have a refined document ready for the next meeting.
3. Ironstone dam. No further action on this as yet but Mark is apparently considering getting the machine in ASAP.

Secretary's Report:

- **Directors' manuals. 12 were printed initially and have been distributed to directors and some committee members. It was**

decided to print 12 more. All documents are available on the web and any updates are posted there too.

- A letter was tabled from Ron & Lyn Ringrose re the dog issue. This was discussed at length last meeting and the resolution to allow dogs was withdrawn. The NO DOGS policy stands and a letter to that effect will be sent to Ron & Lyn.***
- There was a report that some residents regularly have visitors with dogs. They will be contacted and reminded of our policy.***
- Ralph proposed the transfer of Zoe & John Hutchinson's share to Alan Blake & Trinh. All arrangements have been completed between the 2 parties – just need approval of meeting.***

For: 13

Against: 0

Abstain: 3

There was some discussion about how members are informed when a block becomes available for sale. Lexie proposed a change to the membership policy to allow a one week cooling off period for any sales. The membership committee will discuss this further and bring suggestions to a subsequent meeting.

- Ralph suggested starting an incident book that could be brought to each meeting for the recording of any vandalism etc.***
- Do we need a special resolution to pass the work levy as a rule to make it legal? To be investigated further.***

DA Report: Four DA committee members – Roger, Louise, Peter & Ralph will be meeting with Robert Scott (KSC) to discuss our Section 96 application on 13th November. Mike Dutton (our road engineer) will also attend. Roger and Ralph will be meeting with Mr Dutton prior to the KSC meeting to discuss the issues around our application.

Treasurer's Report: As read by Craig and tabled.

Moved: John Tennock

Seconded: Roger

Vote: Unanimous

Delinquent Members:

- Grant Woolcock. Pro-collect document tabled and some monies have been paid. However there is a significant amount outstanding so meeting decided to allow pro-collect to continue with the debt recovery process.***

- **Ingrid Barrett.** *There was no response to John's letter. Future correspondence will be sent registered mail. Meeting decided John should continue with the process as outlined in the policy and proceed to the next level.*
 - **Tarrik & Mohini** *have a payment plan.*
 - **Justin & Leah** *have revised their payment plan and have also paid a significant sum off the total owing.*
 - **1 work claim** *submitted for Roger Ball.*
- Approved unanimously**

Membership Report:

- **A couple** *requested a long term lease or rental. This is not allowed under the our guidelines.*
- **Aliya Aamot** *proposed to be ratified as a joint member with Crow Tribe.*

Proposed : Lexie Seconded: Ralph V.H Vote : Unanimous

- **There are other prospective new members** *in the pipeline.*
- **There was some discussion about how the membership process is handled by the membership committee and how the committee members communicate with each other.** *It was suggested they meet and come up with a workable solution.*

Roads Report:

Craig *reported that Jason was considering fixing or replacing the cattle grid on Nevertire road at his expense. It was suggested we ask him to wait until after the upcoming meeting with KSC as the cattle grid may have to go entirely.*

Fire Report:

The spring cut off date for fire reduction mowing is 15th November. *All members (resident and non-resident) are reminded that they are required to reduce the risk of fire by mowing their blocks and removing flammable debris and rubbish. After this date blocks will be assessed by the fire warden. Arrangements for mowing/slashing will be made for any at risk sites and the owners will be billed accordingly.*

Machinery Report:

Roger has purchased and will install a new hour meter for the tractor. He will also purchase and install a key safe to reduce the risk of vandalism, unauthorised access and loss.

General Business:

- ***Voting Rights (discussion initiated by James): If members are joint members they have only one vote between them regardless of how many shares they own. This is not the understanding of some members who were informed otherwise when joining. The rules clearly state that joint members have only one vote, as per Rule 28. (c). and that only active members may have a vote, as per Rule 28. (a). An active member is defined in Rule 14. (b) as someone who has paid all annual subscriptions, levies, fees, fines and charges by the due date. The purpose of the these discussion points being brought up at the meeting was to let all members know what the rules are and that despite “how things have been done in the past” we are going to follow the rules. Many members brought up examples of how the rules were not followed in the past and how their understanding of the rules was different to the actual rules. It was noted that in the past there have been accepted practices that have not necessarily followed the letter of the law. Some rules have not been enforced and need some clarification. It was also noted that a list of un-financial members is attached to the treasurer’s report and could/should/would be used to advise meeting attendees about their right to vote. No decision about how to proceed with implementing this at future meetings was made.***
- ***Pizza oven roof (discussion initiated by Wayne): Men’s shed are requesting approval to build a roof shelter over the pizza oven, steps and barbeque area. They plan to reuse some existing materials and estimate a cost of \$1500 +. It was decided a DA would be required and it was suggested the plans for the refurbishment of the kitchen / toilet area be included in the DA. An initial budget of \$2000 was suggested.***
Proposed : Wayne Seconded: Griff Vote: Unanimous

- ***Industrial Area (discussion initiated by Kevin): Kevin is looking for people interested in researching the possibility of establishing an 'industrial' area where a workshop(s) with possible access to mains power could be established. Some discussion about possible sites etc ensued. The designated area is the North Gate but some issues there need to be considered.***
- ***Prayer Flags (discussion initiated by Michael): Some people find the prayer flags along the road near Red Hill offensive due to the political values they reflect. Mohini said they were erected as a happy reminder of overseas travel and were not intended to offend anyone. They will be removed.***
- ***Nursery shed /greenhouse (discussion initiated by Bron): Bron & Rob have been looking into possible sites to establish a community nursery. Some discussion ensued. There will be further updates and a possible proposal soon.***
- ***Working Bee 18th November: Roger mentioned the need for weed control in some areas. Notably Camphor Laurel & Lantana. Other working bee jobs to be advised.***
- ***Social Calendar: Message from Larry (social director). There will be a gathering on Bonobo Island on Christmas Day. Three Island Band will be performing a few tunes with a special guest singer. New Years Eve there will be a jam session and open Mike at the CK.***

Gratitude Round: Thanks everyone for your attendance and valuable contribution.

Meeting closed at: 11:00am