

Directors Update #2

Directors met Saturday, October 27, to discuss upcoming ratification for Sainttina. Sainttina, in a personal conversation with Cindee last week, had shared she had just purchased other property for residence on the south coast and would now keep her newly acquired share on Goolawah as a caravan site and possible investment for her children should they ever wish to live here. This change of mind for Sainttina is in conflict with our stipulation that new members make Goolawah their Principal Place of Residence. As is evidenced by the various ways members inhabit – or don't inhabit – their sites, it was resolved that this issue, both in the case of Sainttina's approval for ratification and in the general case, needs more discussion and input from the community.

In the interim, Cindee put together a proposal addressing this issue (see Attachment) to stimulate discussion.

Attachment:

For discussion regarding Principal Place of Residence Rule

Goolawah's DA with Kempsey Council (April 2013) states that 'All owners/shareholders shall use the development as their principal place of residence'. Currently 48 of our shares comply. The remaining 30 shares are not compliant. This is a sticky point, as it includes long-time non-residing members and members who may plan to never be here more than part-time.

We had hoped that by instigating a new policy for prospective members that this situation might be remedied organically. Since 2015, we have asked new members to sign a form saying that they plan to make Goolawah their Principal Place of Residence. In almost all cases, these new members have complied and now live here permanently. This policy has worked and our community is growing.

The majority of us who have made Goolawah our home fit with the original reason for the creation of this Co-op: "To provide low-cost rural land for the purposes of residential housing." This causes us to have a natural commitment to the Co-op and its growth and evolution. There are a few others who still reside part-time elsewhere but who have clearly indicated either through beginning building or through dedicated participation in our activities that their Principal Place of Residence will be Goolawah. We are 'the community'. We are joined in our intention to make Goolawah our home.

There is no painless way we can tackle every roadblock to full compliance in one fell swoop, but to keep this spirit growing, I think it is time to take another step towards moving our community forward. I propose that we formally ask for some agreement of future compliance from those few members who have not yet made any moves to make Goolawah their home, reminding them of the Co-op's obligation to fulfill the terms of our DA. Similar to the question we put to prospective members regarding their time-line for acquiring Council approval, we can encourage these non-resident members to commit to

a date, as well. Their long-time empty and/or unavailable sites make it very hard for us to justify our 'rules' to prospective members and, indeed, to Kempsey Council, should they enquire. Members (to my knowledge) not involved with Goolawah include Alan Carter, John Seed, Ingrid Barret, Kate Martin, Lyall Dix, Robert John Conlan, Michael Moey, Grant Smyth, Grant Woolcock, Walter Auer, Verity Gill, Wendy Penny, Bev Cox and Tim Davis.

Perhaps a formal request for a decision, and for acquiring a DA, could inspire movement in one way or another.

Thanks for considering.

Cindee

End Attachment

DA Committee met Monday, October 29, to discuss improvements to Nevertire Road. Some estimates and advice re tarring have been obtained. Next step is for Kempsey Council engineer to come out to examine Nevertire and see if our plans would be in accordance with Council's requirements. Geraldine, our road development consultant, has been notified of our request. We are awaiting her response.

Membership Committee met Wednesday, October 31, 2018

Discussed necessity for Mark Green's partner, Davina, to begin the Guest Membership process.

Discussed updating website membership information and printable application forms to correspond with latest changes and updates. Will set a separate membership committee meeting to review all membership application and processing forms, and membership website information for accuracy and currency.

Discussed need for all membership documents and forms to be in one location and readily available for membership committee members to access, to include Membership Committee Checklist and New Members Feedback forms, for review and possible improving of our membership process. Jim, as new Membership Secretary (per Ralph) to hold with other membership files.

Discussed secret ballot for membership eligibility. Committee agreed a secret ballot to be enacted from now on for eligibility vote for any new members.

Log book for prospective members and guests is no longer at the Camp Kitchen. Trinh will initiate a new log; Membership committee members will inform guests and prospective members of this policy to sign log when camping there.

Ratification of Sainttina. Discussed our avowed policy of Goolawah being the Principal Place of Residence for new members. Each membership committee member had differing views as to legal, personal, circumstantial reasons to hold members to this agreement, or not. Sainttina has not yet completed all steps in her membership process but as there is some chance she may not be ratified (if we hold to this rule), Griff will inform her to pass no monies to seller until the community comes to some agreement as to her eligibility.

[Directors are already looking at this issue of Principal Place of Residence for all

members, as well as members complying with Council by acquiring a DA. See Attachment above]

End of Update #2