

Goolawah Co-operative General Meeting Minutes

12 February 2022

Commence: 9am

Minute Taker: Rose Mahar

Chairperson: Wayne Skinner

Acknowledgement of Country Yahway - Barri Dhungatti

Housekeeping: Reminder regarding meeting etiquette (Rule 49 Standing Orders at GMs).

COVID: check current restrictions before attending the GM, please don't attend if you are unwell.

Voting: Inactive members are not permitted to vote at a GM either in person or via proxy (Rule 41).

Attendance: Wayne Skinner, Jenny Skinner, Rose Mahar, Craig Singleman, Wayne Ellis, Bron Little, Peter O'Hara, Julica Jungehülsing, Ric Marie, Jac Larsen, Lee Albert, Ralph van Hulst, Clint Campisi, Luke Keenan, Ralph Erthel, Nick Reid, Al Blake, Steve Campbell, Nicola Hore, Bruce Hore, Callum Lawson, Kevin Harper, Dan Rose, Christina Meyer, Aliya Aamot, Mark Green, Marty Cole, Alicia Fox, Belinda Ball, Andrew Barson, Samantha Wong, Mohini Brownedge

Directors: Craig, Wayne, Julica, Bron, Kevin, Ralph v H

Apologies: John Tennock, Denise Cobourn, Justine Shaw

Visitors: Elizabeth Locke, Virginia Reid, John Robson, Anadean Douglas, Jay Keenan

Proxies:

Confirmation of previous General Meeting Minutes: (Chairperson)

PROPOSAL: To accept the previous minutes (signed by Chairperson)

Minutes from previous meeting amended as follows. The following sentence was added to item 5 of the project updates relating to the Red Hill Playground. "Now that Adam is back it is proposed that work on the playground and the pump track will commence shortly."

Amendment approved.

PROPOSED: Wayne **SECONDED:** Peter

Minutes approved with amendment.

Treasurer's Report:

PROPOSED: Wayne **SECONDED:** Kev

Approved.

Work Claims: 6 claims were presented. Denise \$50; Kevin \$50; Larry \$80; Trinh \$30; Wayne E \$50; John \$201.25.

PROPOSED: Wayne **SECONDED:** Kev

Approved.

Business arising:

National Parks Draft Management Plan: (Landcare Group - Craig) The Landcare group is working on submissions to the [Draft Plan of Management](#) for Goolawah National Park, Goolawah Regional Park and Limeburners National Park. Reminder: any personal/private submissions can be made as well before March 11.

The Draft Management plan is online. Members can do an online survey for individuals. The Landcare group is putting together a submission on behalf of the co-operative. They are working on it individually and will meet soon to put together the submission.

Disputes and Rule Breaches Policy: (Wayne and Nick) A new draft has been worked on during recent months, presentation, possible vote at April GM. Wayne tabled the disputes policy. He and Nick are still working on it.

Road Speed Signs: New signs have been in place for 2 months - any improvement on behaviour and speeding? (Nick) Reports no noticeable change in speeding behaviour since the signs went up in Red Hill. People are still driving too fast.

Introduced Species: Several management plans have been received and so far one has been rejected. The member whose plan was rejected has been asked re-submit his plan with more detail. A reminder to members whose plans are still missing. Plans already submitted will be posted on the website.

ACTION: Peter – Upload animal management plans on website.

By-laws 7 & 8 (*No Cats, dogs or firearms, All cloven-footed animals are banned from the co-operative. Other introduced species are banned from community land, and anyone wishing to run these on their site must submit a plan of management etc*) Suggestion for discussion (from Dec Meeting, (Sam W.): Expanding the no cats and no dogs by-law so that animals considered invasive/feral by the Department of agriculture, water and environment are not allowed in Goolawah. If the community supports this, it could be applied to new animals not existing ones. Feral animals currently include: cane toads, camels, cats, deer, goats, horses, foxes, pigs, rabbits and water buffalo. Topic was discussed in December and could be voted for/against now.

There was a lot of discussion about this topic and the reason why it was first proposed. This included discussion about the reason for animal management plans as a way of reminding members to do the right thing by their neighbours and abiding by the co-op by-laws. As this proposal would involve a change to our current by-laws it was suggested that Sam publish and

submit a formal proposal to a subsequent meeting. Wayne has offered to assist her to put it together.

Directors Meeting: Minutes of the Directors Meeting on 7th January were posted on website.

Secretary's Report: Some mail – council rates and reminder to have our fire safety inspection completed and forwarded to council.

DA Report: (Wayne) Update on situation with Council negotiations re DA-Conditions. We have received a report from the lawyers. The situation currently is that we are waiting on a reply from Council. This should happen on or around 18th February. If we don't receive a response we will launch an appeal. This will result in the paperwork being forwarded to the courts. During this process there is still the opportunity for discussion and negotiation with the Council.

Road Report: (Kevin) Work on internal roads by members; Report on negotiations with 2 local contractors for work on Illa Langi, Nevertire and internal roads; Decision for contractor has been made with work starting as soon as weather permits.

There have been a few things to comment on concerning our road network recently.

1. **Damage** caused by the flooding and other rain events of this second La Nina year have been improved by Clint and Dave, working as a gorilla roadworks crew. As the director in charge of the roads network I would prefer that prior warning is given to myself before such works are commenced. A warning to those doing works regarding our insurance policy. Just at a guess working without proper PPE, eg. workboots as a minimum, is not likely to get insurance in the case of an accident, also using a personal machine, although a good gesture if the machine does not meet any of the basic WHS standards such as a ROPS roll bar is not going to be assessed well by insurance. Thanks to Clint and Dave for their efforts.
2. **A new road contractor** APH has been found and through a process has been chosen, while another was rejected, 2 quotes having been forcefully argued for by the "experts" last year this was done and one good contractor had to be rejected. I spoke with him on the phone and he assured me there is no ill will between himself and the co-op.
3. **The new contractor** should have begun working on Illa Langi road already though waiting for the right weather conditions to do work with heavy machines on a swamp surrounded road is an issue for his expertise not my lack thereof. *(further delays mean no work for another week or so).*
4. **APH Deka** assures me that he will be doing appropriate drainage works to improve our roads and that the roads will be capped and crowned wherever it is appropriate. This is an expensive job and will require some patience from members who may need to use the other road entry during the work to help expediate the work.
5. **Nick Hobbs** has a roller that we can use for \$100. Per day, this will come in handy in the future for making sure road repairs can be properly consolidated. The roller can only be secured for the day with advanced notice and as I do not possess ESP loud demands that I get it whilst secretive roadworks are being done, intended that I not see them, is impossible.
6. **Some members** have demonstrated a recent interest in our road maintenance schedule and the process of finding and appointing a new contractor, at this late stage I can only say that their disgruntlement is a bit too late because it is done. This process has been ongoing for some months now and no help has been offered to myself prior to last Mondays signal message. The contract has been let and the machinery is on the move. If members would like to offer their expertise in the management of our roads network I would suggest that

they join the Roadworks Committee and take part in discussion. I am doing the best I can as a volunteer, with limited means, and with severe criticism being hurled in my direction, the pressure has certainly been on me lately, and the unpaid hours are building rapidly especially those concerned with replying to long emails of complaint which only seem to cause more issues.

7. **We currently have 2 roadworks teams**, and this is causing issues all around. Once again I thank Clint and Dave for their efforts, but we are a cooperative and so we need to cooperate, not divide into factions again.

Kevin Harper, Director, Roads Coordinator.

Proposal: to accept the quote of APH and start work as soon as Road Team and Contractor consider weather/conditions okay.

PROPOSED: Kevin

SECONDED: Craig

Approved unanimously.

The chosen contractor is APH with a quote of \$30,426 (ex GST). The other quote was a lot higher and the contractor wanted the community to pay for gravel up front. Work is to commence in approximately 2 weeks depending on the weather. Residents are asked to use the alternate access road when work is being undertaken on Nevertire or Illa Langi roads, because letting traffic through slows the work down.

There was also some discussion about the Co-op bringing in a stockpile of gravel in the future and completing some road maintenance using hired and/or existing equipment. This suggestion was met with positive comments.

Machinery Report: (Kevin and Ralph) Everything is working. Everyone is encouraged to do as much slashing as possible to reduce the fuel load and maintain our APZs.

Membership Report: (Julica)

Proposal:1. Special Resolution: To accept the new Guest Policy

The new Guest Policy is ready to be voted on. Denise Cobourn withdrew as proposer of the SR. An amendment was suggested to only require criminal record checks from those long term resident guests who are *not* family of members.

After some extensive discussion it was decided to vote on the Guest Policy as it was published on the website.

PROPOSED: Wayne

SECONDED: Peter

Approved.

2. To ratify the Share Transfer of Site 4 on RH from Nick Reid to Caleb Reid-Boquist

Rationale: Caleb was voted eligible for Membership of Goolawah Co-operative in Dec 2021. It is

proposed to vote for ratification of the share transfer from Site 4 (Nick Reid) to Caleb Reid-Boquist. Proposed: Trinh Nguyen Seconded: Julica Jungehülsing

Approved unanimously.

Update about current Membership applications: (M committee) Elizabeth Locke (Application June 2021) – Elizabeth has completed all the requirements aside from attending working bees; Jonathan Matterson and Hazel Ortega, with Emily; Andy Ellen & Belinda Elliott (Application April 2021); Jay Keenan and Anadean Douglas are also going through the membership process at the moment. They already have guest status.

Fire and Flood Report: (Craig)

Keep an eye on the weather re flooding. It has come close recently. No fire danger at present but it will eventually dry out and then the increased fuel load will be an issue unless we keep on top of it now. The quarterly date for completing mowing/slashing of blocks is soon (28th February). Any perceived fire risks please discuss with your neighbours. Absent members blocks can be slashed for a cost of \$50. Speak to Ralph Van Hulst about learning to use the slasher.

Landcare Group Report: (Kev) Kev is working on a new Goolawah map with mapping of existing and possible future trails. He has left a draft copy of the map with overlay in the camp kitchen for consultation and suggestions. Pencil suggestions on the top layer for discussion at future meetings. (Julica) Working bees – we need some working bees so that Elizabeth can meet her membership requirements. (Craig/Alby/Jac) Bird boxes – Macleay Landcare group have some spare bird boxes that will be installed around Goolawah. Contact committee if you are interested. Koala project – deed of agreement. (Craig) Olivia Kemp has moved from Local Land Services to National Parks, so Craig is now working with a new representative to complete the deed of agreement. (Steve) Macleay Landcare group is interested in visiting Goolawah to inspect the variety of habitats represented within the co-op. Final date to be advised but will be in Autumn when the weather cools down.

Social Committee Report: (Craig) New Years Eve was a great night. Australia Day cricket comp also went well. Not much happening socially aside from Friday night drinks due to wet weather and Covid.

Project updates: 1. Last Resort: It is getting more difficult to find volunteers to finish the remaining work. Need some people with building expertise to finish the cupola. Jay and Steve volunteered.

2. Playground & Pump Track (Playground Committee): A pump track for bicycles has been built next to the playground on Red Hill. This work was done without community approval.

Marty tabled a Project Plan with a map clearly indicating the desired improvements with the idea of providing amenities for all members to enjoy. There was extensive discussion about this issue with several members expressing an opinion about whether the soil delivered to the site for the proposed pump track had, or should have, the approval of the community. Many members expressed concern that this was done without prior approval and with no project plan presented prior to construction. This goes against the co-operative guidelines for appropriate conduct.

Some points from the discussion:

- No Project Plan was received seeking community approval prior to the construction of the pump track;
- Planned pump track was discussed at several meetings and with immediate neighbours but no actual agreement was reached; Marty acknowledged that it was presumed that there was agreement if certain adjustments to the plan were made, such as planting a privacy screen and moving the track slightly;
- Neighbours to the playground have reported that this construction has impacted heavily on their well-being in regard to loss of privacy and the considerable amount of noise associated with the play area;
- Neighbours have also reported that this issue has generated a certain amount of ill feeling;
- The original \$1000 of community funding was for the repair and refurbishment of the existing playground;
- Some members contributed \$1300 to move soil to the site for the construction of the pump track;
- Some play equipment to expand and improve the play area has also been donated;
- The delivery of the soil to the site was expedient as the machine and the soil were available at the time. It is not always possible to seek community approval prior to action being taken. (Craig)

ACTION: The Project Plan as tabled by Marty will be put on the website for community consultation. It will then be put to a vote at the next GM.

3. Accessible toilet: (Wayne) Just waiting on final inspection.

4. Camp Kitchen: (Bronwyn) Problems with water pump/Dan & Mark D have been working on it. If it stops working again switch it off at the fuse box and contact Dan. Spoons have been disappearing from the kitchen utensils. Could people please return them or donate some? Any problems report to Bron rather than trying to fix them yourself.

5. Red Hill Boomerang Garden: No action at present due to Covid. Hopefully there will be a working bee to tackle the weeds soon.

6. Infrastructure: Reorganisation/Clean up of Sand Mine (Craig)

The decision was made while the excavator was on site to renovate the sand mine area. It was severely eroded and very difficult to access. Also several members had contacted Craig re accessing sand. In the past it was common practice when contractors with machinery were on site to have some sand made available for members. In this instance Clint paid the operator for the site renovation in lieu of the sand he used in the past. It was estimated he used approx. \$400 worth of sand. The cost of the renovation was \$1700.

Proposal: To reimburse Clint the full amount of \$1700.

PROPOSED: Craig **SECONDED:** Wayne

Approved

General Business:

1. Nominations and vote for a new director to replace Denise Cobourn who resigned. Nick Reid was nominated and voted in. Congratulations Nick.
2. Rose Mahar informed the board that she will end her trial in the Secretary role, the Board will nominate a new Secretary in the next weeks.
3. Missing “No dogs” sign at Coop entry (Illa Langi side). Sign could be in long grass near the notice board.

4. National Parks/Big Hill: tracks work & maintenance situation (Marty)

Marty has spoken to representatives from NP. They are planning to fix the parts of the track (approx. 200m) that are currently underwater. They are planning to put in proper drainage to remedy the situation and to reduce impact further into the catchment. They will require access through the Co-op providing there are no objections from the Community. Thanks Marty.

5. Regular working bees:

Working bees are desired and necessary but haven't been happening due to Covid and the continuing wet weather. We hope to have some soon

6. Bi-monthly GM: experiences pro/con after the first 6 months of the trial;

There are some issues such as when decisions need to be made quickly but this can be resolved by calling an emergency meeting. It was noted that we spend less time at meetings even though the bi-monthly meeting generally goes for a bit longer.

7. Mohini spoke to the meeting about retaining her membership following the break down of her relationship with Tarrik. The legalities of the situation will be followed up by the directors.
8. **Phone Tree** (Al) Please follow the rules when using the phone. You get 3 warnings then you are out.
9. **Policy Committee:** (Peter) The policy committee has been disbanded.

Meeting Closed: 12:22