



## Goolawah Co-operative

### General Meeting Minutes 8th October 2022

**Commence:** 9 :10am

**Chairperson:** Peter O'Hara

**Minute Taker:** Rose

#### *Acknowledgement of Country Yahway - Barri Dhungatti*

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

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

#### **Attendance:**

Wayne Ellis, Bron Little, Belinda Ball, Michael Clancy, Rob Hewitt, Peter O'Hara, Rose Mahar, Steve Hall, Justine Shaw, Russell Childs, Mark Green, Cindee Pascoe, Jim Ronchetti, Tarrik Morssi, Daniel Rose, Lee Albert, Alexandra Gonzalez, Leah Skinner, Alicia Fox, Mairead Shorten, Daniel Arundel, Mark Doonan

**Directors:** Wayne Skinner, Julica Jungehülsing, Ralph Erthel, Craig Singleman, Ben Adams, Jac Larsen

**Apologies:** Elizabeth Locke, Sam Wong, Andrew Barson, Nick Reid, Natalie Lawler, Denise Cobourn, Dennis Cobourn, Alan Blake

**Visitors:** Tania Magennis, Laura Manerowski, Martin Filla, Irena Filla

**Proxies:** Kevin Harper

#### **Confirmation of previous General Meeting Minutes:** (Chairperson)

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

**PROPOSED:** Wayne Skinner

**SECONDED:** Ralph Erthel

**APPROVED**

#### **Business arising:**

**Director's Meetings:** At the last directors meeting portfolios were allocated. Minutes from the meeting are posted on the website.

#### **Secretary's Report:**

Mail in: On site sewage management paperwork from the council. Distributed to sites with a current DA. Some bills that were forwarded to treasurer.

Notice from Co-op Federation regarding the AGM 4:30 pm 3/11. Contact secretary for details.

#### **DA Report (Wayne):**

The negotiated appeal has been won. The court decision will become our governing DA. We will seal Nevertire Road but with a reduced width. It will be done in 2 stages. The first stage (seal in front of neighbours) to be completed within 12 months of submitting s138 application on 01 March 2023. The second stage to be completed in 5 years. The existing design will be updated. Various contractors have been contacted to submit quotes. The Road Coordination team is: Peter, Craig, Wayne, Andrew. Contact one of them for more information.

Round of applause for Wayne's hard work in relation to the DA so far.

**Presentation of Funding Options (Ben):** After much discussion, including a community information session, pros and cons assessment and information posted on the website, it was decided that Co-operative Capital Units would be our best option for raising funds to complete Nevertire road in 5 years time. This method of raising capital won't affect income in relation to GST and money invested is returned to the member when their share is sold. When a bill of quantities is provided in November we will have a more accurate idea of what the road will cost. In the meantime the treasurer has provided an example of how members may be invoiced. He has proposed that we treat the CCUs as another line on our regular levy notice ie. Subject to interest for overdue payments.

Before we can move ahead we have to provide a disclosure statement to the DoFT. This disclosure statement must be published and approved by the community prior to being submitted to DoFT. This will involve modifying some rules and policies. To adopt CCUs will require a special resolution which must be publicised before the next meeting.

More detailed information is available on the website.

## **PROPOSAL:**

To choose CCUs as the method of Funding to proceed in respect to the sealing of Nevertire Road to move forward with in Stage 2 of the new DA Condition 4 for T6-02-109 Rev 4.

**PROPOSED:** Wayne Skinner,

**SECONDED:** Craig

## **Rationale:**

Agreement has been reached between Kempsey Shire Council and Goolawah Co-operative LTD with respect to Condition 4 of DA T6-02-109. The agreement reduced costs for sealing of Nevertire by reducing the width requirement for sealing.

The timeframe for sealing was also extended such that Goolawah sufficient time to contribute funds to an account for the purpose of upgrading Nevertire road. The timeframe is 5 years from 1<sup>st</sup> September. Some contingencies were added for delays due to adverse weather and S138 approval times.

A number of options are legislatively available to Co-operatives, however, it is considered these two are most appropriate. That is, 1) increasing Levies; or 2) issuing non-voting rights shares called Co-operative Capital Units termed CCUs.

The amount to be raised will be between \$400,000 and \$500,000. These figures are based on earlier quotes and to accommodate for any cost rises in respect to constructing the road in the future. To raise these funds members would need to contribute between \$80,000 to \$100,000 per year which translates to approximately \$1000 - \$1250 per annum per share.

The expected commencement time for the new funding would be 1 January 2023.

**For: 21                    Against: 0                    Abstain: 1**  
**APPROVED**

**PROPOSAL:**

To approve \$200,000 in funding for Stage 1 sealing of Nevertire road. This is to ensure we have sufficient funds for Engineering (Design, Supervision, Tendering and start Engagement). Although we do not know the exact cost of construction, quotes will be obtained.

**PROPOSED:** Wayne Skinner,  
**SECONDED:** Craig

**Rationale:**

These funds will be used to construct Stage 1 of Nevertire Road as per the new agreed condition 4 of T6-02-109 Rev 4. The funding will be for S138 submission, Engineering Design, Surveying, Supervision, Tendering, Engagement and construction of Stage 1 of the road.

The amount of \$200,000 is estimated using the quote from GME with appropriate reductions resulting from the lesser width of the road.

Funds will be drawn from the existing DA Roads sinking fund budget item and surpluses.

**For: 21                    Against: 0                    Abstain: 1**  
**APPROVED**

**Treasurer's Report & Work Claims:**

The treasurer's report included a reminder that we should have more than 2 signatories on our bank accounts. It also contained a sample invoice that included CCUs.

**PROPOSAL:** To accept Treasurer's Report.

**PROPOSED:** Julica

**SECONDED:** Wayne

**APPROVED**

**PROPOSAL:** To accept work claims for John, Peter & Mairead, Rose

**PROPOSED:** Wayne

**SECONDED:** Jac

**APPROVED**

**Road Report (Craig):**

Clint has organized some gravel for the internal roads. He intends to co-ordinate a road maintenance team and is having discussions about having better road maintenance equipment.

Nick Hobbs also wants to keep on top of potholes on Illa Langi Road.

**Machinery Report (Kevin / Ralph):**

Phone tree message reported that the old tractor was out of service again.

**Membership Report (Julica):**

Minutes from the last membership meeting posted on the website. They have decided to change the wording on the form which contains 2 review meetings – one informal ‘meet the community’ meeting prior to the second more formal review and vote at a GM. This is somewhat confusing for the prospective member so the first meeting will now be called a progress meeting.

**Ongoing Applications:**

Ginny – was going to attend this meeting.

Tanya – is continuing with guest membership application.

Janet – is continuing with guest membership application.

Jay & Anadean, and Elizabeth are eligible but have not yet secured a sites.

Some discussion ensued about putting a price cap on vacant sites to encourage sale of sites.

Concern was raised about signatures on application forms being posted on the website.

**Fire and Flood Report (Craig):**

Craig has regular updates on flood situation from SES and will keep the community informed via phone tree.

Members encouraged to continue to keep sites clear as the rain will stop eventually and then the increased fuel load will become a serious threat. At the moment burn piles won’t burn.

**Land Care Report (Jac):**

Denise has been working on the Hot Spots program. They will be conducting a workshop at Goolawah on 16<sup>th</sup> November at 10:00 am. There will be some outside people attending.

The weed eradication program (using the \$5000 Landcare grant managed by Macleay Valley Landcare) is ongoing. They are using tree injection to kill the camphor laurel trees. No spraying is being done.

Due to the significant koala population, there is a lot of interest in restoration of the property to reduce the fire load and improve the koala habitat.

Dhungatti Land Council are becoming more active and have indicated that they would like to become more involved in programs such as Hot Spots.

Gratitude round of applause for Jac.

**Social Committee Report:**

G week is coming up and there will be a celebration with music and food on Saturday 22<sup>nd</sup> October. The occasion will also celebrate Frank’s 50<sup>th</sup> birthday (Frank’s Frenzy) and the many other October birthdays. Frank plans to rotisserie suckling pig and Crow has offered to provide duck curry. Some vegetarian options are also required so please contact Craig or Larry if you can help out.

Trinh and Larry are also organising an acoustic music event on the island.

**Project updates:**

1. Red Hill Last Resort

Jim and Julica tidied up and covered the remaining clay and sand with a tarp

The tank will be delivered soon and will then be installed to meet conditions for fire certificate. Remaining jobs include some battens to be placed, silicon in a couple of spots on roof and the earth floor which will be done after the final inspection.

2. Accessible toilet / Camp Kitchen

Some plumbing to be done and handrails to be installed on bleachers.

Round of gratitude for men's shed.

3. Red Hill Boomerang Garden

Aliya and James are looking after the stall.

Talk to Jac about planting in the garden.

Working bee to weed garden and pull out fire weed in surrounding area on Saturday 15<sup>th</sup>.

4. Red Hill Playground

Some things have been planted.

Sand to be put under the monkey bars.

Signs still to be decorated by children.

**General Business:**

• Tree felling on Community land in outback near Russell's lot - decision review.

Following the decision made at the last meeting it was decided to review the process as certain procedures weren't followed.

1. The trees to be removed weren't clearly marked.

2. There was some confusion relating to the location of the trees as only one of them was actually on Russell's site.

3. The size of the trees wasn't measured accurately.

This meant a decision was made without a full and accurate picture. After the meeting the Directors asked Russell to hold off with felling the trees so the decision could be reviewed but he proceeded anyway. 3 of the 5 trees have been felled and are ready to be milled. Mark Doonan suggested that men's shed negotiate with Russell to assist with the removal of the logs which will be put to some use.

**PROPOSAL:**

The remaining 2 trees will be retained.

**PROPOSED:** Mairead

**SECONDED:** Justine

**APPROVED**

• Phone Tree (Julica):

A reminder that Phonetreee is not intended for discussion. Please respond privately or discuss in other chat group. The idea of the PT is to share important facts, needs, dates, goods, wishes etc. Not to use it as an outlet for personal opinions (or accusations).

Note: Peter also mentioned that there is a place for comments on the website when commenting on items such as the CCUs.

• Bi-monthly Meetings (Julica): Following over a year of bi-monthly meetings it is time to review whether or not the meeting schedule is meeting the needs of the community. There was some discussion. The following points were made:

1. The Directors meet on each alternate month;

2. Most of the Directors business is conducted via email;

3. Any important business or time sensitive communication is broadcast to the community via the phone tree or the website;

4. Meeting every 2 months allows working members to make time/roster adjustments to enable them to attend meetings;
5. 2 monthly meetings reduces the overall workload of all the office bearers;
6. Any more urgent issues can be covered by calling a special meeting.

Following this discussion it was decided that the current meeting schedule is working well.

- Complaint against Crow and Aliya about a noisy rooster.

Ben has been mediating between Lexie and Crow, face to face and via email, to try and come to an agreement about the noisy rooster. Unfortunately the situation hasn't been resolved.

During discussion it became apparent that other neighbours have also been negatively impacted by the rooster waking them every night at 3:30 am. They report subsequent concentration and mental health issues due to lack of sleep. Crow and Aliya have been adamant that they require the rooster to further their permaculture dream and to provide food for their family. It was pointed out that the rooster isn't the problem – the noise is.

**PROPOSAL:**

For Crow and Aliya to eliminate the noise created by the rooster within a week and secondly to update their animal management plan within that same time frame.

**PROPOSED:** Wayne

**SECONDED:** Dan

**For: 15      Against:1      Abstain: 3**

- Muddy Pages (Mairead): Elizabeth (who will be resident at Goolawah by December) has offered to refresh Muddy Pages which is a directory of members listing their skills and expertise. There is also a recommended services page on Signal.
- Media Contact (Julica): An ABC journalist wanted to interview some members for an on-line article. Mark and Lexie were interviewed and Julica appraised the final script. Alicia and Julica are on the media team and anyone who wants to join should contact them. Steve Hall reported that he was approached by the North Shore Progress Association to submit a short article about Goolawah for their newsletter.
- Vision Circle (Leah): Vision circles have been continuing and are deemed to be very positive overall. Some discussion may be reported back to GMs or put on the website. The plan is to eventually come up with a revised Vision Statement. Next vision circle Saturday 19<sup>th</sup> November at 3pm.

**Next Director's Meeting:** 12/11/22

**Next General Meeting:** 10/12/22

**Meeting Closed:** 12:34 pm