

Community Meeting - Minutes

Date	4 February 2023
Time	9:00 am – 11.00 am
Location	Camp Kitchen
Attendants	Natalie Lawler, Denise Cobourn, Andrew Barson, Bronwyn Little, Bruce Hore, Ben Adams (D), Belinda Ball, Mark Green, Elizabeth Locke, Lee Albert, Gordon Hook, Ralph V. Hulst, Ralph Erthel (D), Ishbel Keenan, Craig Singleman (D), Russell Childs, Wayne Skinner (D), Kevin Harper, Rob Hewitt, Marty Cole
Apologies	Gerard Shea
Visitors	
Chair	Denise Cobourn
Minutes	Natalie Lawler

Acknowledgement of Country

Introduction

Denise provided a short summary of our current options. We cannot legally make CCU's compulsory. The options are therefore the purchase of an infrastructure share of \$6,000 which would be refunded on sale, or increasing the infrastructure levy. Levies would result in the co-operative going over the GST threshold and we would therefore need to register for GST and all levies would increase by 10%.

All documents are in draft form and are up for discussion. They have been emailed and are on the website.

Questions	Responses
Have we approached Maria River Road contractors to do a joint project to reduce our road cost?	We don't know the exact costs in five years' time. At the moment it is an estimated cost for five years time. We also don't know when Maria River will actually be sealed as their timeline keeps changing. It is unlikely that the timing of sealing Maria River and Nevertire Rd will coincide.
Is there anyone who feels that the purchase of an infrastructure share isn't the best choice?	No response
If the majority vote for an infrastructure share can we make the minority pay?	We cannot legally make existing members purchase an infrastructure share.
Is there any indication that there are members who won't want to purchase an infrastructure share?	Yes, the overdue accounts indicate that this is a concern.

Can you opt to pay the entire fee upfront?	<p>Yes. The cooperative would hopefully earn some interest on these funds until they are required for the road construction.</p> <p>The share option is voluntary. Once paid 10% of share you are bound to pay the remaining.</p>
What if an existing member doesn't pay the full \$6,000 share and then sells?	The existing member would be refunded what they have paid and the new member would be required to pay the full infrastructure share.
A concern of the options of share vs levy (and introduction of GST) is timing. The 10% share deposit is initially \$600 (or if you have two sites \$1200) vs infrastructure levy which is less upfront.	<p>The timing is up to members.</p> <p>10% deposit of share infrastructure is currently proposed 31/5/23. The infrastructure levy would likely be 1/7/23.</p> <p>We could look at extending the timeline to pay the initial 10% share deposit over two invoicing periods. \$600 per share would then be payable by 31/10/23. This would need to be discussed in more detail.</p>
What happens if we don't get unanimous agreement?	<p>If one member (or even perhaps a few members) did not purchase an infrastructure share, covering this funding shortfall may be less than paying 10% GST, however this was not considered equitable. The likely outcome would therefore be we raise funds by increasing the infrastructure levy.</p> <p>There is one rule change required for increasing the infrastructure levy.</p>
Does John no longer want to be the treasurer if GST is implemented?	John has committed to making changes to the system by 30 June 2023 to allow for GST.
Can we mix it up with some members purchasing a share and some paying the infrastructure levy?	We currently don't know if this is lawful as this may be seen as coercive.
Will we as a cooperative eventually reach the GST threshold anyway?	Possibly as the cost of running the cooperative increases.

The general feeling of the members attending was that a share infrastructure path is the preferred option as it increases your equity in the cooperative and is refunded on sale.