

GENERAL MEETING MINUTES
8 February 2025



Chairperson: Peter O'Hara

Chairperson Signature:

Minute Taker: Denise Cobourn

Commenced: 9:10am

Acknowledgement of Country

Housekeeping: Reminder regarding meeting etiquette (Rule 50 Standing Orders at GMs)

Voting: Inactive members are not permitted to vote at a GM either in person or via a proxy (Rule 42 Voting).

Attendance:

Directors: Kevin Harper, Lee Albert, Julica Jungehuelsing, Anna Du Chesne, Mark Doonan

Members: Denise Cobourn, Peter O'Hara, Craig Singleman, Ishbel Keenan, Belinda Ball, Bronwyn Little, Wayne Ellis, Marc Rosenstein, Marty Cole, Ben Adams, Harvey Creswell, Dave Launt, Ralph Van Hulst, Peter Wells, Robin Hewitt, Mog and Keith Leech, Crow and Aliya Tribe, Sam Odermatt, Nick Reid, Elizabeth Locke, Justine Shaw, Gerard Shea, Alexandra Gonzalez, Larry Knight, Alicia Fox, Russell Childs, Noemi Campisi, Dan Rose, Mark Green (submitted a proxy).

Visitors: Tanya Magennis, Mohini Browngedge, Narelle Allison

Apologies: Jenny and Wayne Skinner, Mairead Shorten, Dennis Cobourn, Steve Hall, Caleb Reid, Natalie Lawler.

Proxies: Franklin Dykshoorn, Rose Mahar, Gordon Hook, Ralph Erthel, Anthony Griffiths, Wayne Skinner, Caleb Reid, Alan Blake & Trinh Nguyễn, Jac Larsen, Andrew Barson, Samantha Wong, Mark Green, Adam Cvetkovski, Aaron Beahan, Michael Clancy, Gregory Ryan, Tarrik Morssi, Petra Kusseler.

*3 invalid: 1 unfinancial, 1 no appointee, 1 withdrawn – member may only submit 3 proxies.

Tabled: GM minutes 14 Dec, Treasurer's Report, Work Claims, Mohini Browngedge Application to be ratified as a member of the Co-op, Share Transfer Form - Sue Loudon to Mohini Browngedge, 2025-26 Budget outline, Personal Information draft Feb 2025, Internal Contractors Document draft Feb 2025, Work List and Work Claim Form draft Feb 2025, Machinery Policy Oct 2021, Secretary's Correspondence and Admin, emails from Aliya 8 and 14 January + Animal Management Plan for Two Sheep

ORDINARY BUSINESS

General Meeting Minutes

PROPOSAL: To accept 14 Dec GM minutes (signed by Chairperson)

Proposer: Kevin Harper

Seconder: Nick Reid

FOR: 26 AGAINST: 0 ABSTAIN: 2 Carried

Treasurer's Report and Work Claims

PROPOSAL: To accept the Treasurer's Report and Work Claims posted on the website.

Proposer: Craig Singleman

Seconder: Ralph Van Hulst

Unanimous

PROPOSAL: To change the payment terms on Work Levies from 365 days to 334 days.

Proposer: Kevin Harper

Seconder: Lee Albert

RATIONALE: Unpaid Work Levies will become overdue on 1 June (instead of 1 July) and the member will become inactive. They will therefore receive an overdue reminder email and will be ineligible to vote at the meeting on the 2nd Saturday in June. They will have a choice of promptly paying the Work Levy or of

submitting a Work Claim for approval at the June meeting. They would receive adequate reminders for their account to be paid in full before the next year's Work Levy was invoiced on 1 July.

FOR: 27 AGAINST: 0 ABSTAIN: 1 Carried

Board Meeting Minutes - 11 January DM minutes posted on the website.

- Directors voted to create a new position called Policy Coordinator – Denise to liaise with the Board in updating, coordinating and tracking policy and other documents as required.
- Internal Contractors – directors voted to review the Internal Contractors document at the February GM (draft posted on website). The Co-op recently introduced the idea of engaging a team of internal contractors to complete bush fire management, road, tractor and machinery maintenance. By introducing contractors, the Co-op has put itself and the contractors in a position of having to understand and abide by Tax Law. To avoid having to comply with these Laws and still have our team functioning in the same way and receiving the same rates, it is suggested the Co-op consider introducing a separate Work Claim process for this work.

ACTION: Board to present a proposal at the April GM, after consulting with team members.

BUSINESS ARISING

Share Transfer & Ratification

PROPOSAL: To approve Share 66 transfer from Susan Loudon to Mohini Browngedge and to ratify Mohini Browngedge as a member of Goolawah Cooperative.

Proposer: Anna Du Chesne

Secunder: Denise Cobourn

RATIONALE: Mohini was approved eligible for membership at the GM 14 Dec 2024 and has paid in full the Site Share and Infrastructure Share capital and the Joining Fee. Susan Loudon has agreed to transfer share 66 to Mohini and both parties have completed and signed the Share Transfer Form.

FOR: 38 AGAINST: 1 ABSTAIN: 2 Welcome back Mohini

Solar System Upgrade Camp Kitchen

Continued discussion on the upgrade. The current system is old (suggestion to relocate to Last Resort). Need to decide on the level of upgrade (3.5kw / 5kw). Cost ranges from \$3000 to \$6000. Brand should be reputable e.g. Victron. Members are invited to contact Kieth with suggestions.

ACTION: Keith to make recommendations and present at April GM.

Privacy Policy has been replaced by the Personal Information document summarising how the Co-operative collects, uses, discloses and stores the member's personal information; and members' responsibility for personal information.

ACTION: Propose for approval at the April GM.

SHEEP PROPOSAL

To request an exemption from by-law 7 to allow for a trial of keeping cloven-hooved animals (2 sheep). That Aliya, Crow and family, is approved to keep two sheep on their 2.5 acre site within Goolawah, for the purposes of rotational grazing (lawn mowing) and garden fertilization as part of their permaculture inspired lifestyle, subject to compliance with the submitted management plan. This approval will be for a trial period of six months, after which the arrangement will be reviewed to assess its viability for permanent keeping, provided no unforeseen negative circumstances arise.

RATIONALE: Refer to Rationales from Aliya (emails 8 and 14 January) are on website

Proposer: Aliya Tribe

Seconder: Rob Hewitt

Crow and Aliya gave their reasons for proposing a trial. Members spoke for and against the trial. Members posted comments on the website and discussed via a signal group. Direct neighbours did not support the trial.

POLL VOTE

FOR: 10 (23%) AGAINST: 33 (77%) ABSTAIN: 2

Not carried (required 2/3 majority was not achieved)

REPORTS

Secretary's Report (Anna on behalf of Wayne):

- Change of director form submitted to Fair Trading.
- Clarified fees payable for a new member (Joining Fee \$10000+Infrastructure Share Subscription \$6000+Site Share \$7000 = \$23,000)
- Kempsey Council Rates Instalment Notice received.
- Kempsey Council S138 activity update.
- AS Engineering Nevertire Road update regarding practical completion.
- Mim Fluhrer rabbit desexed certificate received.

Secretary and casual director vacancies

Wayne Skinner and Steve Hall have stepped down as directors. Thank you to Wayne for his work and commitment over many years (will continue DA Nevertire Rd to completion).

Thank you, Steve, for your contribution.

Call for nominations:

Denise Cobourn (accepted)

Proposer: Julica Jungehuelsing

Seconder: Lee Albert

Unanimous

One casual vacancy remains unfilled.

Wayne Skinner stepped down as Secretary (unfilled – Board to nominate a new Secretary)

Membership Report (Anna)

Prospective members

- Janet Hope (Marty/Ish) - Application has expired (11/2/22), contact re intention and propose Guest of a Member, no further progress (NFP)
- Tim Stewart (Lexie) - NFP
- Laura Manerowski (Marty) - Interested in restarting the process, set up a progress meeting when ready.
- Jay Fluhrer (Ish/Lexie) – NFP/ on hold
- Emma Fluhrer (Lexie/Elizabeth) - NFP/ on hold
- Amy Riddle (Lexie) – NFP, in India
- Clare & Tor (Elizabeth) - travelling until June, have attended one working bee and one GM, completed the Membership Application, keen to progress.

Enquiries

6 new inquiries from 11 people; all have been contacted.

A couple (Ben & Kim) are interested in coming for a visit 12 March, Elizabeth will guide them around the community.

Eligible for membership – all remain interested, looking for suitable sites:
Anadean & Jay, Arly & Sam, Michelle & Logan, Gini Reid, Tanja Magennis.

Sites for Sale

Isaac Ryan #18, Sainttina de Moleay #77, Ralph Erthel #50, Dave Van Meghelen (Oscar) #58, Michael Moey #46.

Realistic advertising is recommended if serious about selling.

House sitting is permitted, providing the Guest Agreement is adhered to.

Noemi and Clint will be away from February to July in Arnhem Land. The Lopez family introduced themselves – they will be house sitting and will complete the Guest Agreement with Anna's support. Craig offered to be their buddy.

Finance Report

- Budgeting Process - request for input.
- Committee – call for volunteers to join Natalie Lawler and Ann Tennock, started a budget analysis.
- Approvals for Budget and Levies - 14 June GM.
- Membership Levy (ML) and Work Levy (WL) contribute to Admin Budget – with GM approval a member may claim their ML once the WL has been exhausted.

ACTION: *Monitor this for impact on income.*

- Do members agree to a Capital reserve in the Admin Budget? – ask Natalie and Ann to explain.
- Funding Nevertire Road (NR) Stage 3/4 - request for members who can afford to pay upfront.
Unspent balance NRS2 Budget \$31,909.91, NRS3 (completion) provisional* \$300,000.

GECO/Landcare Report (Tanya)

PROPOSAL: To approve a budget up to \$600 for Red Hill Planting Phase 2.

AMENDMENT ACCEPTED: To approve a budget of \$400 for Red Hill Planting Phase 2 (current RH Planting budget has \$196.65 remaining).

Proposer: Lee Albert

Secunder: Elizabeth Locke

RATIONALE: To continue the wildlife corridor from Boomerang Garden heading south along the western perimeter of the oval. An area of 50m x 2m will be covered with black plastic to suppress weeds and then ripped prior to planting in spring. Ongoing maintenance will be incorporated in community working bees. Lee to source materials from Bunnings (staff discount), donations of fencing, trees e.g. Red cedar, White cedar, Lilly pilly, Water gum, Lemon myrtle, brush box.....

50m roll plastic \$75, ripping \$40, star pickets (10) \$85, Trees \$50, tea tree mulch \$300 **TOTAL:** \$550

FOR: 21 AGAINST: 1 ABSTAIN: 0 Carried

Bushrangers – planning a proposal for funding to plant around the Illa Langi Road entrance.

Members unsure of Bushrangers activities at Goolawah – read extract from Macleay Landcare Annual Report 22/23,

“Bushrangers were formed in 2022. They are based at Goolawah Land Co-Op where they are involved with a wide range of activities including: Koala Habitat: weeding to the Koala Habitat and corridors through-out the 1600 acre property. General weed control and removal: there are coordinated working groups surveying and treating areas containing Privet, Lantana, Fireweed and Camphor Laurel. Cultural Burning: preparation of sites continued in Bushlands close to hamlets.”

Steve Campbell is the Group Leader.

ACTION: *Straw vote – members requested a Bushrangers Report for the April GM.*

Aggressive kangaroos

Coco was recently frightened by a male roo on Red Hill. Most aggressive acts have occurred around Burrendong.

ACTION: *Lee to contact NPWS Shaun Kerrigan to ask if he could deliver a presentation on living with kangaroos to adults and children and the steps we need to take to manage aggressive roos.*

Landcare Budget \$1000 – investigating the purchase of cameras to set up in the rainforest.

Road Maintenance Report: (Kevin/Craig)

Clint has given permission for a select few to drive his machinery in his absence. Great work continues, but corrugations are difficult to manage (Craig has spoken to Arnway and hopes to find a solution).

Machinery Report: (Sam)

Gear selector on orange striker needs repair.

Machinery Policy October 2021 (Denise) – does this reflect current practice?

ACTION: *Discuss policy updates with Mark at next DM.*

Fire and Flood Report: (Craig)

- APH and another contractor (Jayden) have been contacted. Jayden has looked at the mulching work we need – he suggested we see what his machine can do for \$1500 - \$2000.
- APZ team are focused on keeping roadsides slashed. Sam is away from March, contact Craig if you you'd like to join the team.
- Back of Harvey, Keith and Mog needs a large tree to be cleared.

ACTION: *APZ team to investigate.*

Social Committee Report: (Larry)

Refer to Social Calendar.

- Next community dinner 15 February 6pm. **Theme:** a meal with fruit.
- Griff's 70th birthday at the CK 23 Feb has been cancelled. Smaller catch ups on the day – please contact Griff. Some music at CK – Griff may not be able to attend.
- Sunday March 23 - Market Day 10am to 12pm, fruit, veg, preserves, secondhand goods, café.....details soon.
- April - Good Friday Film Festival – one entry to date. max. 3-minute video, theme: include play and 25.
- Suggestion to organise a Goolawah 25-year group photo.

PROJECT UPDATES

Nevertire Road Stage 2 (Craig)

- Council inspection is complete and request for Certificate of Practical Completion submitted.
- Commencement of the 6-month warranty period (withholding \$9,500 from Arnway). Request Council to inspect and take over maintenance after warranty period.
- Some additional costs eg. removal of large logs, rocks in the drain...

Thank you, DA team, particularly Wayne and Craig.

Red Hill Last Resort (Alicia/Marty)

Kevin, Dennis and Marty are helping with design ideas taking into consideration shade, winter sun and breezes. The first step is likely to be moving tanks to the hedge line to give more open space around the

building. Small tank for gravity drinking water. Gradually adding furniture, Lee donating toilet. All ideas welcome.

ACTION: *Marty and Alicia to send designs with some details about the next steps for posting on the website.*

Camp Kitchen shower: no update.

GENERAL BUSINESS

Work List and Claim Form February 2025 (Denise)

Added fire hazard reduction of absent member's sites at \$50 per site. Some reformatting, no other change to content.

ACTION: *Post updated form under Forms tab on the website.*

Entrance signs: place welcome sign at North Gate. Consider hamlet signs.

ACTION: *Further discussion*

Noise from motorbikes – board was contacted about noise. Please be mindful of keeping motorbike noise to a minimum.

Goolawah Good Gym – Please join Marc early Saturday morning for a walk, run, followed by a short job (alternate between work on sites and community). Aim is to build connections and look after community.

Weed control in The Bowl – lantana is out of control.

ACTION : *GECO / Landcare to Investigate and take appropriate action.*

Monthly Working Bees: Thank you, Tanja, for organising a very successful working bee. Volunteers needed to organise future working bees.

Next Working Bee: 1 March

Next General Meeting: 12 April 2025 9am Camp Kitchen

Meeting closed: 1:00pm