



(DRAFT: pending acceptance at 2008 AGM)
6th Annual General Meeting of Community Corporation 21109 Inc
Aldinga Arts Eco Village

Sunday 19th August 2007. Aldinga Bowling Club, Port Road, Aldinga

1. Welcome, Present, Quorum and Apologies

1.1 The presiding officer, Adrian Oakey, welcomed members to the meeting & declared the meeting open

1.2 Present

Voting members

Michael Vauser & Bridgett O'Donnell (3, 60, 106); Lou DeLeeuw (110, 113-129); Helen Messent (40), Vanda Rounsefell (48); Fiona Ryan (102); Kym & Anne Markey (96); Tricia O'Donovan (56); Rick Davies (12); Sue Gebhardt (72); Adrian Oakey (77); Sue Eltahir (18); Elizabeth Heij (63); Anne Gayler (64); Nicola Jennings (22); Charlie & Violet Carpenter (21); Lillian Hardingham (91); Jenni McGlennon & Wayne Allen (42); Jacqui Yard (55); Amy Vale (24); Kerry Flanagan (10, 11); J Dupont (138); H Heck (98); Maria Bray (25,26); Carolyn Phillips (75); John Maitland (33, 8); Ann Chataway (61); Anne Waters (108); Margaret Madge (141); Lynda McCarty (9, 58); Mick Mansfield (130); Coralie Dutka (27); Michael Wilson (142); Ray Mines (57); Stefan Dispain (13); Stefan Glockner (47); Jane Richey & Peter Morrison (45); Tony Gerlach (103); F Creevey (91); Sandra Mason (65); Kate Gebhardt (28); Leonie Hick (62)

Total=64

Proxy votes registered

Stephen Poole (82) authorised to Adrian Oakey (77); Toby & Jacqui Good (90) authorised to Sue Eltahir (18); Hugh Robinson & Susan Taylor (101) authorised to Elizabeth Heij (63); Bradley Nott & Shelley Rushworth (54) authorised to Elizabeth Heij (63); Chris & Gina Hansen (41) authorised to Elizabeth Heij (63); Richard & Gillian Clampett (34) authorised to Elizabeth Heij (63); Melissa Puust & Vikram Howard (59) authorised to Jenni McGlennon (42); M Olivier (44) authorised to Jenni McGlennon (42); Dawn & Trevor Kingston (94) authorised to Tony Gerlach (103); John Turner authorised to Tony Gerlach (103); Vivienne Newcombe (131) authorised to Malcolm Dispain; Annette & Dick Inwood (29 & 30) authorised to Ray Mines (57); Deborah Blackhall (133) authorised to Stefan Glockner (47); Joslyn van der Moolen (134) authorised to Stefan Glockner (47); Ros Powrie (37) authorised to Lou de Leeuw (110); Jo Armstrong (100) authorised to Trish O'Donovan (56); Jenny Reece (104) authorised to Trish O'Donovan (56); Fiona Buchanan (36) authorised to Trish O'Donovan

Total=20

1.3 Quorum

The secretary advised that a quorum was present, with **84** voters present in person or by proxy out of 149 eligible lot owners. A quorum of 76 (50% + 1) constitutes a quorum under the *Community Titles Act 1996*.

1.4 Apologies

Gillian & Richard Clampett; Bryon & Wendy Glover; Deborah Harding; Kat Worth & Justin de Leeuw; Richard Gaylor; Jackie & Toby Good; Jill Wilson; John Turner; Bradley Nott & Shelley Rushworth; Jenny Reece; John Heij, Fiona Buchanan

2. **Confirmation of Minutes of AGM Meeting 10th September 2006**

The meeting resolved that the minutes of the General Meeting held on 10th September 2006 be confirmed as a true & accurate record.

Moved: Jenni McGlennon Seconded: Sue Eltahir

3. **Presiding Officers report**

Acknowledged the energy of the committee members & individuals. Acknowledged that as more residents are moving in, more people have the potential of having more involvement in the village, including social gatherings.

4. **Finance**

4.1 Treasurer's report

Elizabeth presented a brief report on John's behalf (he was an apology due to poor health).

- Of the funds that were indicated as surplus in the administration fund, \$4000.00 is allocated to NEC, related to a grant received. \$5200.00 is a debt that is likely to be unrecoverable (levies in arrears). Equipment fund reflects a \$1600.00 equipment purchase cost, when this is a land transfer fee.
- Query: where is the insurance payment for 2007-2008 recorded? Adrian confirmed that the insurance was paid in June 2007, & the insurance documentation is available at the AGM for preview.
- Query: why the statement reflects a PAYG account, when AAEV does not have any employees. Elizabeth will put the query on notice to John, who will report back to Rick
- Query: \$1465.00 paid for the cost for an audit. It was noted that ASCM is required to have the audit, & yet the costs are incurred by AAEV. It was noted that this has been a cost incurred every year, & probably reflects terms of the contract with ASCM. Elizabeth will put the query on notice to John, who will report back to Rick

4.2 Treasurer's report: Annual accounts 2006-07

The audit statement for the accounts 2005-2006 was circulated with the AGM agenda materials.

That the annual statement of receipts & payments for the year ending 30 June 2007 & the balance sheet at that date be received & adopted

Moved: Elizabeth Heij Seconded: Sandra Mason

Carried

4.3 Budget 2007-08

The agenda tabled a total of five budget proposals

- It was noted that additional information was provided with Option D, which was not sent through with the Agenda appendices documentation, & this budget costing was circulated at each table for review.
- It was agreed that D & E reflect a similar goal of 50% reduction in fees, & option E was agreed to be deleted.
- Adrian presented a brief explanation for option A & B. Option C was agreed to be dropped from Motion 1 as it assumed Budgets A or B and was submitted under Motion 2.
- Caroline presented an explanation for option D. In summary:
 - NEC costs were proposed to be reduced. Some initial quotes on slashing were sourced as a guide of potential cost savings on NEC activities.
 - Sinking fund allocation \$20 000
 - Farm accrual proposed to be dropped
 - Tractor fund, sheds etc proposed as nil
 - Overall reflecting a concern for funding of both the farm & common land in the residential area at the same time, & the cost burdens borne by lot owners.
 - Clarified that \$96000.00 is allocated to the administration fund.

Comments:

- Concern that maintenance fund has been reduced by \$10000.00
- It was clarified that a reduction of 50% of levies (option D) reflects a reduction in spending on projects proposed, but increases the sinking fund, thereby increasing the reserve that can then be allocated to projects that are agreed upon.
- It was clarified that the Option D acknowledges that levies will likely then need to be adjusted up in future budgets, but provides a “pause” to establish clear expenditure goals in 2007-2008.
- It was acknowledged that some people are feeling financial strain.

A show of colour cards indicated that a clear majority of people were prepared to vote with the information available. A 10 minute recess was called, to allow discussion.

5. Attending to motions tabled

**Motion 1 “That the levies for 2007/2008 including GST to be applied from the next levy notice issued, based on the budget proposal”:
A / B / D**

Initial vote to eliminate one proposal

Keeping the levies the same (option B) vs reduction (either A=10% or D=50%)

Same=33

Reduction=31

Abstain = 20

Majority in favour of Option B (therefore no second vote required)

Therefore the levies for the 2007/2008 year will be as follows:

OPTION B			
Quarterly Payments (Inc GST)	600m ² Lots	450m ² Lots	200m ² Lots
Administration Levies	\$ 95.23	\$ 86.71	\$ 64.26
Sinking Levies	\$ 307.93	\$ 280.39	\$ 207.79
Total Levies	\$ 403.16	\$ 367.11	\$ 272.05
Admin Levy \$ per entitlement per qtr including GST			0.774200536
Sinking Levy \$ per entitlement per qtr including GST			2.503523041

Motion 2 “That the expenditure budget for community administration and maintenance of services to be set at \$100,000 (not including GST), where expenditure is to be managed and authorised by the Management Committee or the Sub-Committees within the limits set by the Management Committee”

Adrian clarified the intent of the motion was to provide flexibility to the MC for funds allocation, reflecting the ‘dynamic’ nature of the budget through the financial year, & the ability to reallocate money between funds throughout the year.

Not carried

The alternative Motion 2a expenditure proposal developed by John Heij, and circulated as "Budget C" was presented for voting. The Motion was read by Elizabeth Heij on John's behalf, & put forward as proposed motion 2a:

“That the Administration expenditure targets shown in the Table* be adopted in the current financial year 2007-08, and the Management Committee be empowered to make reasonable consensus reallocations between these categories during the year according to essential needs and actual savings”.

* Summary of key expenditure items: Total Administration Fund expenditure \$111,500 comprising: Administration \$26,500; Services / Utilities \$32,000; NEC \$46,000; Farm \$5,000 (reducing the Sinking Fund allocation to \$35,000); Community Committees \$2,000

Moved: John Heij, Seconded Elizabeth Heij

Carried

Motion 3 “That from the sinking funds levied in 2007/2008, \$35,000 is allocated to a Community Facility Fund. That the Community Development Committee is able to expend accrued funds from the Community Facility Fund provided that the expenditure is in accordance with the Community Facility Strategic Plan when that plan has been agreed to by the Community. The Management Committee (a majority but not less than 3 members of) is required to authorise individual expenditure in excess of \$5000”

- Clarification: the intent is for an allocation of some of the sinking funds is specifically to be provided to the community facility fund, to provide some assurance for funds for volunteers who will be progressing this project.
- Question: should the approvals be sought in the first place, before funding approval is sought?
- Query: will all new accruals & expenditures reflected in motion 3 & 12 be able to be covered in the budget? Adrian provided this assurance. Concerns were raised regarding providing expenditure approval, which is separate from the potential approval of the allocation. Proposal: that the motion be changed to:

“That from the sinking fund, \$35,000 is allocated to a Community Facility Fund”.

Moved: Tony Gerlach Seconded: Kerry Flanagon

Carried

Motion 4 “That any expenditure outside of essential maintenance approved by an AGM, and/or any proposed activity on common land other than essential maintenance, must be approved by a clear majority of the community, at a General meeting. If numbers attending a General meeting or voting by proxy at a general meeting are insufficient to represent a clear majority, then all members are to be canvassed via mail or email in order to establish a clear majority giving approval for that expenditure or activity”

Discussion:

- Clarified to reflect sinking fund expenditure, not administration fund expenditure, which is approved recurring funding. Clarified to reflect any expenditure within the sinking fund (no minimum amount)
- The intent is to provide greater control over all funding allocation
- All common land activity that represents an improvement of that land requires a unanimous resolution.
- It was identified that the motion represents a reinterpretation of the community titles act guidelines.

It was recommended to move the motion, but recording a commitment to ensure that all committees are operating within the community titles act guidelines. It is acknowledged that some flexibility in the governance is highly desirable, notwithstanding these guidelines.

Sandra Mason withdraws the motion

Motion 5 “That any expenditure proposed to be incurred from the sinking fund, whether previously approved or not yet approved, be put on hold pending further discussions”

- It was clarified that this motion reflected a desire to further progress strategic planning discussions before approving any further non-essential expenditure.
- It was reflected that the motion is influenced by previous motions & discussion, which highlight that all improvement of that land requires a unanimous resolution, & further discussions will be possible at this time.

Sandra Mason withdraws the motion

**Motion 6 Approval of minor infrastructure on Common Land
“That the Management Committee be authorised to approve minor infrastructure changes (minor being defined as something of less than \$1000.00 of value) on behalf of the community provided that the community is informed of the proposed works through the news feed within 4 weeks of the works being scheduled to commence & that no more than 5 objections are received”**

In light of previous discussions, Adrian Oakey withdraws the motion

It was suggested that the Attorney General be approached with recommendations to adjust the provisions of the Act regarding unanimous resolutions, reflecting our unique circumstances. It was noted that perhaps the Governance Committee can progress this activity.

Motion 7 Allocation of a Body Corporate Manager

The current contract with ASCM, the present contract manager has expired during the last financial year. A proposal was circulated to the community with the suggestion to change the body corporate manager. A discussion related to retaining ASCM was also developed (provided in Agenda appendices)

Motion 7A: That Whittles be engaged as AAEV Body Corporate Manager.

Tricia provided a summary of the appendices provided, highlighting the benefits of changing, as per the recommendations from this sub committee.

Motion 7B: That Adelaide Strata and Community Management (ASCM) be engaged as Body Corporate Manager for a further one year term

Acknowledged that the first couple of years had some problems with ASCM, but the current body corporate manager (Robyn Spragg) is effective. It was suggested that MC may still be able to have further discussions, in light of the Whittles proposal. It was acknowledged that changing providers

will represent some additional activity for the Treasurer, although the body corporate manager will do most of the transfer activity.

Vote for ASCM = **37**

7B Carried (by majority)

It was acknowledged that the sub committee that developed the proposal had put in a lot of effort into providing this research information, & the community now has the benefit of much greater clarity as to the expenditure & activity of their body corporate manager.

Received with accolades

Motion 8 Transfer of Lot 145 (Market Street) to the community
“That the community plan be amended to transfer Lot 145 to common property, & if required the Development Contract & Scheme Description be amended to accommodate the same, at a time to be determined by the Management Committee & Developer”

At some point in the future, Market Street will need to be transferred to the community, either prior or after AAEV Pty Ltd have discharged their obligations under the development agreement. This could occur this year and this motion provides the powers to the Management Committee to fund the transfer should it occur.

Clarification / background:

- \$10000.00 in taxes currently being paid by the AAEV development company
- Lot 211 has settled
- 10 terrace lots remaining, & a buyer has expressed an interest in buying all of these, settling early next year if all goes to schedule
- All surplus funds will then be able to be identified (likely to be in the range from \$500k to \$900K), and the process of transferring to community progressed.
- Lou proposed delaying the vote until early next year, when the financial status is able to be finalised.
- It was clarified that once it is transferred to common land, this land cannot be reallocated to potential other applications (which may be discussed by the community & require unanimous resolution)
- It was observed that this motion needs to be considered in relation to the development of a strategic plan

It was identified that there is no urgency from the AAEV development company perspective to have this motion voted on now.

In light of the above discussion, Tony Gerlach withdrew the motion

Motion 9 **“That the Management Committee is authorised to expend from the Sinking Fund, the costs of transfer of Market Street (Lot 145) from AAEV Pty Ltd to the Community Corporation, estimated to be approximately \$8,000 at the time when all correct legal and administrative requirements have been achieved”**

In light of previous discussions, Adrian Oakey withdrew the motion

Motion 10 **Lot 11 Trade Waste Arrestor**
“That the community approve the location on common land of a greasetrap underground and adjacent (2600mm away) to the Northern boundary of the proposed café on Lot 11”

This is to protect the sewerage farm from contamination & is a council health requirement. The tank is to be located as per the manufacturers recommendation & poses no health or safety risks when fully installed. It's dimensions are approximately 2800mm x 1000mm, with no obvious protrusions above the ground. (Information provided in Agenda appendices)

- Clarification was provided by Kerry, of the position of the TWA.. It will sit underground of the previously approved outdoor area.
- The lease agreement reflects the business' commitment to the ongoing maintenance

Carried (unanimous resolution)

Motion 11 **Business signage for Leonie Hicks**
“That a independent business sign informing of Leonie Hick’s massage business be displayed at the Dianella Walk entrance, adjacent the AAEV sign without intruding on the visibility of the entrance sign, & without the impression of AAEV specifically endorsing the business. The design & wording of the sign to be subject to approval by the development committee, with input from the MC as required”

This is proposed an interim measure until a directory board is installed adjacent the entrance bollards. The full cost of installation & dismantling of the signage will be borne by Leonie.

Leonie clarified:

- This is in lieu of the community directory not yet being provided at the entrance to AAEV. She intends the signage to look professional
- It is hoped that this facility is progressed as soon as possible. It was noted that this is a high priority for community members
- It was noted that the directory was approved in the 2005 AGM
- She highlighted the positive exposure of AAEV for people attending her business
- The signage will reflect a viable business within AAEV
- There was concern expressed that it reflects advertising of a business. It was observed that the front of the AAEV is all commercial lots.

Until such time as the community directory is developed, with the recommendation that the MC progress this as soon as possible

Motion: Leonie Hicks Seconded: Stefan Dispain

Vote: one against. Not carried (unanimous resolution required)

The motion was adjusted to alter the positioning of the sign. The motion now reads as follows:

“That a independent business sign informing of Leonie Hick’s massage business be displayed at the cut away where the bollards are at the AAEV entrance (the proposed location of community directory)& without the impression of AAEV specifically endorsing the business. The design & wording of the sign to be subject to approval by the development committee, with input from the MC as required”

Motion: Sandra Mason Second: Leonie Hicks

Carried (unanimous resolution)

Motion 12 “That from the sinking funds levied in 2007/2008, \$40,000 is accrued into the Farm Fund setting the total to \$87,000. That the Farm Committee is able to expend accrued funds from the Farm Fund, provided that the expenditure is in accordance with the Farm Plan agreed in 2004. The Management Committee (a majority but not less than 3 members of) is required to authorise individual expenditure in excess of \$5000”

The concept of a Farm Fund was endorsed as part of the Farm Strategic Plan in 2004, with an objective to raise \$200,000 over 5 years (\$40,000 per year). \$40,000 was allocated in 2004, \$0 in 2005 and \$15000 in 2006. To date approximately \$8000 has been expended, providing a current balance of \$47,000. It is proposed this year to accrue an additional \$40,000 as per the original plan. The motion also confirms the previous accrual and reaffirms the authority to expend funds under the guidelines of the strategic plan, this same authority having been granted in 2004. If the motion is not passed, the funds raised will go into the general reserve.

Clarification:

- o John Heij has expressed concern that the \$87000 may not be the correct current figure, & proposed this figure is deleted from the motion. The motion was amended to:

“That from the sinking funds levied in 2007/2008, \$40,000 is accrued into the Farm Fund”

Motion: Tony Gerlach Second: Elizabeth Heij

Carried

Motion 13 “That no expenditure should be incurred on the farm, whether previously approved or not yet approved, for anything other than essential maintenance, until further discussions can be held on the future of the farm land and costs associated with its development”

(Information provided in Agenda appendices)

In consideration of previous motions, withdrawn by Sandra Mason

Motion 14 “Transfer all money in farm accrual fund to the community facilities accrual fund for later use”

In consideration of previous motions, withdrawn by Carolyn Phillips

Motion 15 Instigation of approvals process for apportioning farm lots for use “That the Community approves the setting up of a “Farm Approvals Group” to approve applications for use of Farm land for business purposes. Group membership is to be comprised of two farm committee members & one management committee member. Applicants & any interested existing owners of farm land may attend the group’s discussion, but will not vote on approvals; approvals to be made on the basis of the Farm Strategic & Business Plans as approved by the community”

A proposal was tabled to amend the motion:

“That the community approves the setting up of a “Farm approvals group” to approve applications for use of farm land for business purposes. Group membership is to be comprised of at least 3, & not more than 5, persons who have no interest in using farm land for business purposes, but who are familiar with farm plans & principles on which they are based. The applicant & other lease/license holders will be welcome to attend these deliberations, but will not have a vote in the final approval process. The approvals group will report to the MC through the Farm Committee, & applicants who object to a decision by the Approvals Group will have direct access to the MC for appeal”

Moved: Kerry Flanagan Seconded: Tony Gerlach

- Discussion that the motion potentially contravenes the Community Titles Act, as all approvals potentially require unanimous resolution by the community
- It was observed that this clarification & potential recommendations can be charged to Governance Committee, eg: if an overall strategic plan, or Farm strategic plan, can be voted on unanimously, might this then allow delegation of some decision making power to a Group of this type.
- It was observed that commercial interests & community use needs / intentions to be further identified, as there appears to be some concerns within the community regarding farm use.
- It was recommended that the motion can be voted on now, & if approved, then further investigation can reveal the legality.

Not carried (unanimous resolution required)

Feedback / follow up discussion:

- A desire was expressed for the development of a detailed farm strategic plan
- It was noted that there was still a preference expressed by some members for all of the approvals to be processed by voting at a general meeting.

Motion 16 “That no farm land or other common land be leased to any person without a full investigation of costs & implications; & that any subsequent lease be on a temporary basis (annual only)”

Withdrawn by Sandra Mason due to the outcome of the previous motion

Motion 17 **Construction of farm workshop**
“That the community agree to the construction of a workshop on the farm, with final approval of the detailed design to be provided by the management committee”

Withdrawn by Adrian Oakey as not enough information is currently available

Motion 18 **Environmental Education & Farm Support Complex**
“That the community approves the construction of an Environmental Education & Farm Support Complex within the area indicated on the attached Farm Plan as & when the necessary resources become available”

Withdrawn by Adrian Oakey as not enough information is currently available

Motion 19 **Construction of equipment shed**
“That the community agree to the construction of equipment sheds, located in the current recycling bay, with the detailed design to be provided by the Management Committee”

Discussion:

- The sheds were identified as required to store all equipment, & provide an office
- Concern was expressed of the aesthetic of the entrance to AAEV. It was clarified that the sheds will consist of 2 x colorbond gable roof structures, one with half a cement floor, with the others gravel. It was queried how much of the sheds would be visible from the road, with foliage & the commercial buildings probably providing some degree of screening.
- Does not compromise access to the recycling bay
- It was expressed that existing shed space in market street could still be utilised, & the urgency of the sheds to be constructed at this time was queried
- Statements were made to support the need for storage space & the proposed location of the sheds

Not carried (unanimous resolution required)

Feedback / follow up discussion:

- It was identified that the shed proposal was in response to the activity in the last 6 months to progress the community facilities construction, & a lot of equipment is currently stored in the proposed sites, & will need to have a relocation solution.
- The current community facilities are thought by some as adequate for present equipment storage & office needs.
- Some general support was identified for the location, although it was stated that it would be desirable that this be discussed in relation to a strategic plan.

Motion 20 Funds for the construction of Equipment shed

“That subject to the previous motion, that the Management Committee is authorised to approve the funds to an amount of \$20 000.00 for the construction of the equipment sheds”

The NEC is proposing the construction of equipment sheds located in the recycling compound area for the storage of all the community owned machinery, in anticipation of loosing the current storage space as Market Street is developed. This motion provides for the funds to be expended from the sinking fund should the community approve the physical construction of the building, either now or in the future.

Withdrawn by Tony Gerlach due to the outcome of the previous motion

Motion 21 “That the village community authorise interested lot owners to approach the City of Onkaparinga to research & discuss the following (to obtain information only, without commitment by either party)

- a) the level of services Council might be able to provide to the village;
- b) the level of rates expected for services provided”

It was recommended that the motion be amended to include the following:

“That the working group work closely with the MC, & all documentation to & from Onkaparinga Council goes through MC in the first instance, & all relevant information is progressively communicated to the Community through the electronic communication feed”.

Motion: Sandra Mason Seconded: Peter Morrison

Carried

Motion 22 “That the company tidy up its lots & maintain its lots at its own expense, including removal of timber & other materials from Market Street by 30th October 2007 (Information provided in Agenda appendices)

Withdrawn by Sandra Mason due to previous discussions

Motion 23 Biannual community forums

“That the Community Corporation hold two community forums per annum for the purpose of providing an opportunity for community members to voice their ideas & concerns, & that these forums be facilitated by an external facilitator”

Discussion:

- There was discussion of the undesirability of setting a multi-year precedent rather than just the year ahead. There was also discussion of preference for and merits of internal or external facilitators
- It was clarified that an external facilitator has been identified who has expressed interest in working with AAEV for no charge.
- It was acknowledged that there is a lot of time & effort associated with setting up forums
- It was acknowledged that more forums provide more opportunities for discussions on issues, which assists in overall decision making processes for community members (eg: when attending AGM’s)

It was identified that this does not require a vote, but can be progressed by people wishing assist with the process.

6. Election of office-bearers and Committee Co-ordinators

- Presiding Officer: Stefan Glockner
- Secretary: Wayne Allen
- Treasurer: John Heij
- Building Development Co-ordinator: Peter Morrison
- Natural Environment Co-ordinator: Sandra Mason
- Community Development Co-ordinator: Tony Gerlock
- Communications Co-ordinator: Elizabeth Heij
- Services and Utilities Co-ordinator: vacant
- Arts and Culture Co-ordinator: Kat Worth
- Farm Co-ordinator: vacant
- Governance Co-ordinator: Sue Gebhardt

7. Other Business

8. Announcements.

- Announcement for the public forum to discuss the proposed state government amendment to the urban growth boundary on Monday 20th August at Noarlunga Theatre was made during meeting.
- Thanking the volunteers of the last 12 months
- Thanks to Adrian Oakey for Presiding Officer role in the last 12 months, & for very effective chairing of the AGM.

- Thank you to John Heij, as an unsung hero, for his work in managing the sewerage works, which has saved the village many thousands of dollars of costs. (Received with accolades)
- Sustainable house day Sunday 9th September. Three AAEV houses open on the day. Volunteers needed: see news feed or speak to Bridgett O'Donnell. All lot / home owners were urged to have their lots clean on the day, for optimal presentation of the village.

9. Close

Adrian thanked the members for attending, & declared the meeting closed at **3:15pm**

