



## 7<sup>th</sup> Annual General Meeting of Community Corporation 21109 Inc Aldinga Arts Eco Village

Sunday 21<sup>st</sup> September 2008. Aldinga Bowling Club, Port Road, Aldinga

### 1. Welcome, Present, Quorum and Apologies

Present

#### Voting members

Violet Carpenter (21); Lillian Hardingham (68); Sue Gebhardt (72); Vanda Rounsefell (48); Nicola Jennings (22); Mark Moody (139); Erin Palmer & A. Yap (78); Lynda McCarty (58 & 9); Deborah Blackhall (33); Sue Eltahir (18); Kat Worth & Justin deLeeuw (20); Ken Creevey (91); Ray Mines (57); Margaret Madge (144); Hugh Robinson (101); Trevor Kingston (94); Jacqui & Toby Good (90); Kym Markey (96); Tony Gerlach (103); Stefan Glockner (47); Elizabeth Heij (64); John Heij (63); Anne & Cam Waters (108); Wendy & Byron Glover (31); Peter Morrison (45); Steve Poole (82); Adrian Oakey (77); Jane & Michael O'Connell (131); Lukas Heck (98); Emma Harper (38); Paul & Chris Worsman (134); Bean & Jodie Summer (95); Coralie Dutka (27); Ros Powrie (37); Kevin & Lucy Chan (81); Rosanne DeBats (35); Shelley Rushworth (54); Brad Nott (54); Maria Bray (25 & 26); Jenni Reece (104); Karen Bubna-Litic (113); Bridget O'Donnell & Michael Vawser (60, 3, 106); Leonie Hick (62); Jenny Paterson (148); Clare Daly (23); Tim Jordan (85); Sally Bell (70); Lou DeLeeuw (110); Helen Messent (40); Tricia O'Donovan (56); Rick Davies (12); Jill Wilson (142).

**Total = 56**

#### Development Company

Lots: 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128,  
129, 143, 145

**Total = 16**

#### Proxy votes registered

Stefan Glockner (47) on behalf Gabriele Byran (17); John Heij (63) on behalf of: John Turner (92), Richard Clampett (34) & Stefan Dispain (13); Elizabeth Heij (64) on behalf of: Deb Harding (112), Stroma Buttrose (79) & Chris & Gina Hansen (41); Wayne Allen on behalf of: Jenni McGlennon (42), Leslie Vick (109) & Matthew Frost (84); Peter Morrison (45) on behalf of Judy Foster (46); Lukas Heck (98) on behalf of Heinz Huxholl (43); Vanda Rounsefell (48) on behalf of Mary & Neil Davies (71); Sue Gebhardt (72) on behalf of Kate Gebhardt (28); Lynda McCarty (58) on behalf of Ann Chataway (61); Sue Eltahir (18) on behalf of Dheera Payler (16) & Mick Mansfield / Jo O'Callaghan (130); Ray Mines (57) on

behalf of Annette & Dick Inwood (29 & 30); Jacqui Good (90) on behalf of Marcus Kelly (138); Brad Nott (54) on behalf of Amy Vale (24) & Jacqui Yard (55); Maria Bray (25) on behalf of Sandra Mason (65); Karen Bubna-Litic (113) on behalf of Nathan Godfrey (115); Lou DeLeeuw (110) on behalf of John Maitland (8 & 33); Mark Moody (139) on behalf of Hans Banens (137)

**Total = 27**

#### Quorum

The secretary advised that a quorum was present, with **99** voters present in person or by proxy out of 147 eligible lot owners. A quorum of 75 (50% + 1) constitutes a quorum under the *Community Titles Act 1996*.

#### Apologies

Matthew Frost, John Turner, Barbara Baldwin, Susan Taylor, Noni Pascoe, Mary Davies, Charlie Carpenter, Kate Gebhardt, Franca Gerlach, Jenni McGlennon, Dawn Kingston, EllieFirms, Bert Heathwood, Tom Deliveyne, Hilde Gielens.

***A warm welcome was extended to new lot owners & those attending their first AGM.***

#### **2. Confirmation of Minutes of AGM Meeting**

The meeting resolved that the minutes of the General Meeting held on 19<sup>th</sup> August 2007 be confirmed as a true & accurate record.

Moved: Tony Gerlach Seconded: Adrian Oakey

**Carried unanimously**

#### **3. Presiding Officers report**

Summary:

Thanks for all volunteers, who assist with the development of community cohesion & self management to achieve the AAEV vision.

Achievements since the last AGM have included:

- o A sustained effort for "Heart of the Village" culminating in the christening of the "sharing shed". Franca played a key role, with input from many volunteers over many months.
- o The Farm committee developed a strategic plan & a vision of "Feeding the village by 2020"
- o There has been increased water recycling from the Waste Water Treatment Plant to the orchards.
- o The Governance Committee held a number of forums in Sociocracy to assist in developing a framework for ongoing self management.
- o The NEC developed a revision of Neighbourhood Group activities. Maria has put considerable energy into developing the Wetlands Project.
- o The Arts & Culture committee supported a series of workshops, including involvement in the Fringe, & other exciting projects
- o The Building Development Committee continued the important work of reviewing all building applications.
- o Communications continued to provide the RSS Feed twice a week, & is currently looking at progressing the development of a web based information management system.

- o The Community Development committee has assisted in the “Heart of the Village” project, & has commenced a kids-focused committee.
- o The Services committee continues providing support in the “nuts & bolts” of a wide range of aspects of the day to day running of the village.
- o The Management Committee has had a great year. It has been a good learning year & there has been lots of business coming through.

The report was received with accolades.

#### **4. Special Projects & associated budgets presentations**

- o Written Information was provided with the agenda related to all additional projects & associated budgets tabled for 2008/09.
- o Each project was presented in turn to clarify their scope.
- o If funding is approved, all projects welcome input in the implementation phase.

##### **4.1 Orchard Project**

Clarified that the information was preliminary in nature, with the final positioning of the orchard (initial proposed site outlined) & numbers of orchard trees to be finalised, with the support of a dedicated sub-committee.

##### **4.2 Feral Proof Fence Project**

Clarified that steel prices were poised to rise significantly in October, which will impact on the cost of materials if funding for this project was to be considered at a later date.

Clarified that there was two principle designs that were being considered (1800 & 2400 height respectively), with final design to be finalised with the support of a dedicated sub-committee.

##### **4.3 Recycle bay Shed Project**

Clarified that final design would be conducted in consultation with a dedicated sub-committee.

As with the previous project, the cost of materials will likely rise in October.

##### **4.4 Community House Project**

Clarified that \$35 000 has already been allocated in the Sinking fund, & this resolution seeks an additional allocation to contribute to the long term saving for this project.

Designs are being developed for community consultation & comment.

##### **4.5 Wetlands Project**

Identified that the cost was to contribute towards this work, & the process of funding for separate ponds & overall costs of completing full works on all ponds is yet to be established.

Clarified that the resolution includes removal of the fences. Maria stated that this would not be an issue with insurance, based on her advice from the current insurer.

An initial observation was made that the fence material would likely be able to be resold.

#### 4.6 "Heart of the Village" Project

Clarified that the Development Company has been actively encouraging the handing over of the lot (as per 2007 AGM minutes) & is keen for this to be finalised in the near future. Legal issues are being further explored to identify any legal impediments & the various options for the land being handed over to the community.

#### 4.7 Village Playground design Project

Clarified that this initial consultation may assist with then being able to apply for external funding.

No specific location has been identified as yet: that is part of this initial process.

#### 4.8 Local Area Network Project

Promoting communicating internally securely through a LAN, & using the television Coax cables to feed information.

Clarified that the existing single antenna can be used to feed this information, assigning dedicated channels on each resident's television.

Clarified that the goal is to establish a central storage database. A structured information system (controllable & searchable), is proposed to be loaded onto a central server, with information able to be uploaded / downloaded.

There were several comments regarding the use of wireless technology to achieve this goal, & this may require further information provided to the community by the project team.

### 5. Treasurer's report

#### 5.1 Annual accounts 2007-08

The accounts were presented, with analysis & discussion.

#### **Motion:**

**"That the annual statement of receipts & payments for the year ending 30 June 2008 & the balance sheet at that date be received & adopted"**

Moved: Rick Davies; Seconded: Hugh Robinson

**Carried Unanimously**

#### 5.2 Budget 2008-09: Presentation of "Base Budget"

a) Administration Fund

b) Sinking Fund ("Special Projects, as presented)

o The "base budget" was presented as what was considered essential operational expenditure for the 08-09 financial year, with the full breakdown presented in the spreadsheet provided.

o Responding to an enquiry, it was clarified that the accounts for water meter billing will be provided to residents in October.

6. BUDGET 2008/2009

Resolution 1

*(General Resolution)*

Capping of Levies

"That the 08/09 levies are capped at the 07/08 dollar level and, in the event that more special projects are approved than can be accommodated at this level, those receiving lesser support are postponed until the necessary funds are available."

Moved: Tim Jordon Seconded: Elizabeth Heij

**Resolution Carried Unanimously**

Resolution 2

*(General Resolution)*

"That the 08/09 "Base Budget" be adopted"

Moved: Rick Davies; Seconded Kat Worth

**Resolution Carried Unanimously**

**Voting of Resolutions 3 – 11 were conducted by written ballot**

Resolution 3

Orchard Project

*(Special Resolution)*

"That the Community approves the budget & commencement of work to establish an orchid, as per the orchard proposal, subject to all necessary legal approval processes"

Against = 4

**Resolution Carried**

Resolution 4

*(Special Resolution)*

Feral Proof fence Project

"That the Community approves the budget & commencement of work to establish a feral proof fence around the farm parameter, as per the feral proof fence proposal, subject to all necessary legal approval processes"

Against = 10

**Resolution Carried**

Resolution 5

*(Special Resolution)*

Recycle bay Sheds Project

"That the Community approves the budget & construction of sheds in the recycling bay, as per the recycling bay shed proposal, subject to all necessary legal approval processes"

Against = 10

**Resolution Carried**

Resolution 6

*(Special Resolution)*

Community House Project

"That the Community approve an allocation to the sinking fund of \$35000 towards future costs of a Community House"

Against = 2

**Resolution Carried**

**Resolution 7**

*(Special Resolution)*

Wetlands Project

"That the Community approves the Wetlands Project & allocate \$40000 to the sinking fund towards the implementation of the Wetlands Proposal as outlined & subject to all statutory approvals"

Against = 45

**Resolution Lost**

**Resolution 8**

*(General Resolution)*

Wetlands Project (*Funding for completion of feasibility study*)

"That the Community approves an allocation of \$1 500 for a feasibility study related to the wetlands project"

Against = 26

**Resolution Carried**

**Resolution 9**

*(Special Resolution)*

"Heart of the Village" Project

"That the Community approve an amount of \$10,000 to the Heart of the Village Project for the renovation of sheds for Community use, subject to approval from the Development Company"

Against = 1

**Resolution Carried**

**Resolution 10**

*(General Resolution)*

Village Playground design Project

"That the Community approve an allocation of \$550 for an initial consultation & workshop to begin designing village playground spaces"

**Resolution 11**

*(General Resolution)*

That the Community approve the allocation of \$2,370 in the 2008-09 budget for purchase and implementation of a network server, and the initial research and trial phase of a Village-wide Local Area computer Network (LAN) and associated services.

Against = 8

**Resolution Carried**

- o During the lunch break, Rick identified that there was an inaccuracy in the calculations for the projected Projects funding available in the Sinking Fund.
- o It was clarified that the available funds projected to be raised was calculated to be approximately \$85000, plus Resolution 13 relates to a proposed reallocation of an additional \$50000 from the current Administration fund. Total funds available for Projects is therefore potentially approximately \$135000
- o It was noted that historically, previous budgets deliver a surplus, & this may provide scope for further reallocations from the Administration fund at a later date if this continues to be the trend.
- o As it was now identified that there will be insufficient funding available to fully meet all the projected budgets for all projects that were approved, a resolution was proposed to manage the available budget.

**Resolution (2008 A):**

**"That the management committee be authorized set priorities for the allocation the approximately \$130000 available from the 08/09 Project funds, making reference to the priorities provided in the AGM voting".**

Moved: Adrian Oakey, Seconded: Sue Eltahir

**Resolution Carried Unanimously**

#### **Setting of levies 2008-09**

As a guide, for the levies to remain the same as 07/08, the 2008/09 levies were identified as:

200 sq/m lot: \$272 / quarter = \$1088 p.a.

450 sq/m lot: \$367 / quarter = \$1468 p.a.

600 sq/m lot: \$407 / quarter = \$1612 p.a.

#### **Resolution (2008 B):**

**"That the administration fund budget be levies at \$7.82 per lot entitlement & the sinking fund budget be levied at \$5.28 per lot entitlement, so that the total of the levies remain the same in 2008/09 as 2007/08"**

Moved Rick Davies; Seconded: Toby Good

**Resolution Carried Unanimously**

#### **Resolution 12**

*(General Resolution)*

**"That the Management Committee be authorised to expend up to \$5,000 from the Administration Fund and up to \$10,000 from the Sinking Fund to respond to unforeseen issues that might arise between General Meetings, provided that each such expenditure is made by Unanimous Resolution of the Management Committee and that at each General Meeting the Management Committee reports upon and the Community Corporation approves in retrospect any previous period's expenditure".**

Moved: Rick Davies, Seconded: Steve Poole

Against: 1

**Resolution carried**

#### **Resolution 13**

*(Special Resolution)*

**"That \$50 000 be transferred from the Administration fund to the Sinking fund"**

Moved: Rick Davies; Seconded: Hugh Robinson

**Carried unanimously**

#### **Resolution 14**

*(General Resolution)*

**"That the Management Committee be authorised in perpetuity to manage & reallocate as necessary line item expenditures within the approved budget**

An amendment was requested on the Resolution, to strike out the term "in perpetuity", & to ensure that this authorisation is provided on an annual basis.

The mover withdrew the original resolution, & the new Resolution reads as follows:

**"That the Management Committee be authorised to manage & reallocate as necessary line item expenditures within the approved budget & that this agenda item becomes a standard agenda item at each AGM."**

Moved: Vanda Rounsefell; Seconded Toby Good

**Carried unanimously**

**Resolution 15**

*(General Resolution)*

**"That UnitCare Services be engaged as the management services provider for the next year".**

An amendment was requested on the Resolution, to strike out the term "for the next year", & replaced with "for the period ending 30<sup>th</sup> September 2009".

The mover withdrew the original resolution, & the new Resolution reads as follows:

**"That UnitCare Services be engaged as the management services provider for the period ending 30<sup>th</sup> September 2009".**

Moved: Rick D; Seconded: John H

**Carried unanimously**

The Management committee was requested to review if there is any other actions arising from previous AGM's that make specific reference to ASCM.

**Resolution 16**

*(Special Resolution)*

**"That the levies arrears process be repealed and in its place, where a lot owner has not paid the levy within 28 days of the due date, the lot owner will be charged 12% per annum interest (calculated monthly and compounding) for the period until all outstanding levies and interest are paid"**

Moved: Rick Davies; Seconded Jacqui Good

**Resolution Carried unanimously**

**Resolution 17**

**"That levy arrears notices and interest costs be waived (or absorbed by the Community Corporation where costs have been incurred) against lots 51, 110, 111, 112, 113, 115 and 136 up to the date that the next regular levy payment (November notice) becomes due and payable"**

Rick Davies withdrew the resolution, proposing instead to change the content into 2 separate Resolutions.

The new Resolutions read as follows:

**Resolution 17A**

**"That levy arrears notice & interest costs incurred up to 21/09/08 in respect to Lot 51 be waived or absorbed as necessary"**

Moved: Rick Davies; Seconded: Michael Vawser

**Resolution Carried unanimously**

**Resolution 17B**

**“That the Management Committee be authorised to negotiate payment of currently unbilled levies with the owners of lots 107, 110, 111, 112, 113, 115 & 136”**

Moved: Rick Davies; Seconded Sally Bell

**Resolution Carried unanimously**

**Resolution 18**

*(Special Resolution)*

**“That the Management Committee in consultation with the management services provider be authorised to place up to \$250,000 in a secure term deposit account”**

Discussion: It was recommended that the deposits are put into lower risk banks (in consideration of the current financial volatility) , with ethical investments, & into limited term deposits so it is not “locked up”

Moved: Rick Davies; Seconded: Jacqui Good

**Resolution Carried unanimously**

**Resolution 19**

*(General Resolution)*

**“That the Community approve the extension of the couch spraying management program for a further 5 years using Permaculture and organic farming guidelines to minimise it's use”.**

- o Concerns were expressed by a number of people about using glyphospate
- o It was expressed that a resolution related to the use of spraying has been put in place for 5 years, & there seems to be some limitations in the effectiveness.
- o It was clarified that other methods may be possible, but will be labor intensive & it is unclear how comparatively effective it will be.
- o It was clarified that the “opportunity window” for spraying is October.
- o It was identified that further community consultation was required.
- o An amendment was proposed to reduce the timeframe & allow for additional discussion for future couch management.

The mover withdrew Resolution.

The Resolution now reads as follows:

**“That the Community approve the extension of the couch spraying management program for this spring using Permaculture and organic farming guidelines to minimise it's use”.**

Moved: Stefan Glockner; Seconded: Jacqui Good

Against: 9

**Resolution Carried**

**8. Election of office-bearers and Committee Co-ordinators**

Position	Successful Nominee
Presiding Officer	Richard Clampett

Secretary	Jane O' Connell
Treasurer	Rick Davies
Building Development Co-ordinator	No Nominee accepted nomination Position declared vacant Richard Clampett
ACTING (to be confirmed)	
Natural Environment Co-ordinator	Cam Waters
Community Development Co-ordinator	No Nominee accepted nomination Position declared vacant Kevin Chan
ACTING	
Communications Co-ordinator	Elizabeth Heij
Maintenance & Services Co-ordinator	John Turner
Arts and Culture Co-ordinator	Kat Worth
Farm Co-ordinator	Bradley Nott
Governance Co-ordinator	Ray Mines
"Heart of the Village" Co-ordinator	Kevin Chan

- o All Successful candidates were congratulated.
- o All outgoing committee representatives were thanked for their work through the year.

## 9. Other Business

- 9.1 Following on from a brief presentation provided before the lunch break related to environmentally responsible burial methods, a petition was provided to present to the State Government for the allocation of land on Bowering Hill for a natural burial site. Further information will be circulated through the RSS feed seeking community support with petitioning the State Government.
- 9.2 A Sociocracy discussion was provided by Ray, following on from the handout provided. He sought a "straw pole" endorsement for the Governance committee to continue developing the Sociocracy model. A show of hands indicated a strong endorsement from those present.

## 10. Announcements

Lot owners were reminded to pay NEC if they have arranged for block slashing

## 11. Close

The meeting was declared closed at 4:10pm

