



**8<sup>th</sup> Annual General Meeting  
of Community Corporation 21109 Inc  
Aldinga Arts EcoVillage**

Sunday 13th September 2009. Aldinga Bowling Club, Port Road, Aldinga

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

Present

Voting members:

Michael Vawser (3,60,106); Toby & Jacqui Good (9,90); Rick Davies (12,56); Stefan Dispain (13); Sue Eltahir (18,132); Justin DeLeeuw (20); Charlie & Violet Carpenter (21); Nicola Jennings (22); Maria Bray (25,26); Coralie Dutka (27); Byron & Wendy Glover (31,49); Richard & Gillian Clampett (34); Rosanne DeBats (35); Emma Harper (38); Gina Hansen (41); Jenni McGlennon (42); Jurgen Mrozek & Andrea Jensen (44); Peter Morrison (45); Vanda Rounsefell (48); Maarten Ryder & Fiona Ryan (52,102); Andy Coe & Julie Thomas (53); Bradley Nott (54); Ray Mines (57); Lynda McCarty (58,9); Leonie Hick (62); John & Elizabeth Heij (63,64,307); Lillian Hardingham (68); Tom Deliveyne & Hilde Gielens (75); Adrian Oakey (77, 132); Erin Palmer (78); Kevin & Lucy Chan (81); Ilona Dickson & Tim Jordan (85); Ken & Francoise Creevey (91); Trevor Kingston (94); Hugh Robinson (101); Cam & Anne Waters (108); Jan Skoudam (109); Michael & Jane O'Connell (131); Paul & Chris Worsman (134); Marc Kelly (138); Margaret Madge (141); Mike & Jill Wilson (142); Erik Rasmussen (311); Peter Angove (323)

Proxy votes registered

Jane O'Connell for AAEV Pty Ltd (116-128, 143,145 (15 votes)), Steve Poole (82); Anne Waters for Dheera Payler (16); Lucy Chan for Kate Gebhardt (28), Bert Heathwood & Ellie Firms (39) and Tricia Stewart (310); Gillian Clampett for Annette & Dick Inwood (29,30); Maria Bray for Helen Messent (40); Tim Jordan for Stefan Glockner & Heidi Karo (47); Brad Nott for Jacqui Yard (55); Lynda McCarty for Ann Chataway (61); Elizabeth Heij for Leonie Hick (62), Deb Harding (112), Phillip Baker (324), Trevor Kingston for Beau & Jodie Summer (95).

Quorum

The secretary advised that a quorum was present.

Apologies

Deera Payler, Rose Boswell, Bert Heathwood & Ellie Firms, Helen Messent, Stefan Glockner & Heidi Karo, Ann Chataway, Kym & Anne Markey,

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 21<sup>st</sup> September 2008 be confirmed as a true & accurate record.

Moved: Michael O'Connell

Carried unanimously

## 3. Presiding Officers report

Summary:

- Thanks to the Management Committee who do not get much recognition. Arts (Kat Worth) & Governance (Ray Mines) are quiet achievers - working away in the background. The quality of Communications under the care of Elizabeth Heij is always high and leaves no reason for those not to know what is going on. The Farm (Brad Nott) has made great progress with orchard trees planted and long range planning in hand. The Treasurer (Rick Davies) is almost unequalled in his care of our financial assets and liabilities. Kevin Chan has displayed considerable drive and inspiration. Adrian Oakey (BDC) is known for for reliability and thoroughness. Cam Waters (NEC), John Turner (Services) and Jane O'Connell (Secretary) are known for their hard work, hours spent and knowledge.
- Despite the good work of the MC, this year will go down as the Year Of Infrastructure. Streetlights, TV connections, roads not designed for trucks in an area still under construction and the rusting of the metal tanks has meant a difficult year for infrastructure. John Turner has had a harrowing year in this regard.
- The Village is growing both with people and houses and there is a growing realisation that the original vision for the Village, from which we have all benefitted with regard to lifestyle and community spirit. The vision will be altered from time to time by those who live and work in the Village. There are times when progress seems slow. This is the time for members of the community to ask what they can do to help the progress, rather than just grumbling.

The report was received with accolades.

## 4. Special Projects & associated budgets presentations

- Written Information was provided with the agenda related to all additional projects & associated budgets tabled for 2008/09.
- Each project was presented in turn to clarify their scope.
- If funding is approved, all projects welcome input in the implementation phase.
- The PO suggested that having deleted any projects (if any) on the voting form, that voters may choose to number their priorities for the projects to aid the deliberations of the MC, since there are unlikely to be sufficient funds to cover all projects.

4.1 Stage III Letterboxes Project (Special resolution)  
Several points were clarified about siting and cost.

4.2 Community Paths Project (Special resolution)  
The process used to determine process and materials was explained. There was discussion about the priorities of the paths.

4.3 Community House Project  
It was clarified that money has already been allocated in the Sinking fund, & this resolution seeks an additional allocation to contribute to the long term saving for this project.

4.4 Community House Project (Special resolution)  
To provide external consultation for the Community House design should it be thought necessary.

- 4.5 Village Heart Project (Special resolution)  
Although work has been done in this area, funds are still required to be put aside to enable further work. There is also a need for someone to drive the project. There was discussion about the handover of Lot 145 to the community and the need for further discussion about further development of Lot 145 via more formal means.
- 4.6 Governance Project (Special resolution)  
Further clarification was made as to the benefits of this structure. The Enterprise Association would enable business enterprises to grow within the Village and to reduce the risks currently associated with the Community Corporation. There was suggestion made that this project should have more discussion.
- 4.7 Village Playground Design Project (designer) (Special resolution)  
To provide funding for a designer.
- 4.8 Village Playground Design Project (building) (Special resolution)  
Justin explained the type of projects which could be considered under this proposal.
- 4.9 Village Playground Design Project (future funding) (Special resolution)  
To provide funding in future years to allow for planning.
- 4.10 Village Entrance Sign (Special resolution)  
A proposal to build an entrance sign at each of the Village entrances; starting with the main entrance.
- 4.11 Ponds and Swales Project  
Further clarification and pictorial examples of the potential of the rehabilitation of these areas. There is potential for grants in this area.
- 4.12 Allocation of funds out of the sinking fund to future infrastructure needs  
Clarification was given for the need for future infrastructure replacement costs.
- 4.13 Machinery Purchase  
An amendment was put to the meeting to request up to \$15,000 to cover the cost of a front mounted mower.  
Proposed: Cam Waters                      Seconded: Marc Kelly                      Carried
- 4.14 Future funding for machinery purchase
- 4.15 Sinking fund allocation  
The explanation was covered in 4.12
- 4.16 Hakea/Dianella common swale project (Special resolution)  
Further clarification was given
- 4.17 Completion of electricity supply to the Sales Shed (Special resolution)  
This item is already complete, requiring ratification from the community.

The results of the vote were tallied at lunch time. No resolutions were defeated. The results have been placed in order of the least strike-outs.

1. Resolution 17 Electricity to Sales Shed.	\$625
2. Resolution 13 Purchase of Machinery (amended)	\$15,000
2. Resolution 16 Hakea/Dianella common swale project.	\$1,000
4. Resolution 12 Future Infrastructure needs	\$35,000
4. Resolution 15 Reallocation of funds to future Infrastructure needs	\$76,000
6. Resolution 6: Governance Project	\$5,000
7. Resolution 14 Future purchase of Machinery	\$5,000
8. Resolution 2: Community Paths Project	\$25,000
8. Resolution 5: Village Heart Project	\$10,000
10. Resolution 7: Playspace Project (Designer)	\$2,000
10. Resolution 8: Playspace Project (Construction)	\$4,500
12. Resolution 4: Community House Project (Design)	\$4,000
13. Resolution 3: Community House Project	\$35,000
14. Resolution 10 Village Entrance Sign	\$5,000
15. Resolution 1: Stage III Letterboxes Project	\$6,050
16. Resolution 11 Pond and Swale Rehab Design Project	\$10,000
17. Resolution 9 Playspace Project (Future funding) 2x\$5,000	\$10,000

## 5. Treasurer's report

### 5.1 Annual accounts 2008-09

The accounts were presented, with analysis & discussion. Rick pointed out the added complication of changeover from ASCM to UnitCare in the end of financial year reports. The difference between the financial year and the planning year was explained.

Motion:

"That the accounts as presented for the financial year 2008/2009 be received and adopted."

Resolution Carried

### 5.2 Budget 2009-10: Presentation of "Base Budget" Administration Fund Sinking Fund ("Special Projects, as presented)

The "base budget" was presented as what was considered essential operational expenditure for the 09-10 financial year, with the full breakdown presented in the spreadsheet provided.

There was discussion about the need for such a large sinking fund and whether some of these funds could be allocated to special projects. Rick explained his rationale for this type of planning rather than raising special levies to individual lot owners in time of need.

## 6. BUDGET 2009/2010

### Resolution 1

(General Resolution)

"That the 2009/2010 "Base Budget" be adopted"

Moved: Rick Davies; Seconded: Jacqui Good

Resolution Carried

### Resolution 2

(General Resolution)

"That the 09/10 levies remain the same in total dollar per lot entitlement as the 08/09 levies.

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Moved: Rick Davies; Seconded: Peter Morrison  
For:30 Against:37

Resolution Lost

### Resolution 3

“That the 09/10 levies increase by 5% in total dollar per lot entitlement from 08/09.

Moved: Rick Davies; Seconded Hugh Robinson  
For: 63

Resolution Carried

Clarification of Resolution 3 was made and a recount taken, confirming the previous result.

## **7 AGM General Resolutions**

7.1 That a wood fired stove be approved for the house to be built on Lot 83

Proposer: Adrian Oakey      Seconder: Jacqui Good

Resolution Lost

7.2 Resolution 2      Special Resolution

That the ‘book value’ of labour only for maintenance of the Wastewater Treatment Plant (WWTP), if done in-house by a Community member (including weekly testing and 24/7 call-out) be set at \$6,000 annually (\$500 per month) within the annual Services (or WMG) budget;

That the amount allocated to this task will be reviewed by the Services Committee (WMG) and Management Committee annually; and

That, performed in-house as an autonomous allocated task, such service be compensated in any one of the following three ways:

- a) As a standard contract with the provider receiving an annual payment of \$6,000 from the Community; or
- b) As a volunteer service with the monies retained by the Community in general Administrative revenue; or
- c) As a volunteer service with the monies retained within the Community but directed by the volunteer to be spent on his/her choice among the top four Special Projects as ranked by the Community as a whole at the most recent AGM or Strategic Planning meeting; this allocation to be additional to any other funds allocated to the project by the Community; funds to be available for expenditure at any time after accrual (monthly); and, if not fully expended in the year of allocation, to be held in the Sinking Fund until expenditure is possible on the nominated project, or an alternative nominated by the volunteer as specified above.

Resolution Carried

7.3 - 7.7 Resolutions withdrawn

7.8 Resolution 8.

“That the ‘Design Brief Final Draft’ presented be accepted as version 1.0 of the ‘Official Design Brief for the Community Centre of AAEV ’”

Proposer: Kevin Chan; Seconder: Maarten Ryder

Resolution Carried

7.9 Resolution 9.      Special resolution

That the following words be inserted after “PVC materials” in Section 21.1.1 of the Bylaws “other than PVC-U which has been stamped to certify compliance with the current Australian Standard”

Proposer: Richard Clampett      Seconder:

Resolution Lost

7.10 Resolution 10      Special resolution

That Bylaw 83 be amended by inserting the words “for lots smaller than 220 square metres and 20,000 litres for lots exceeding 220 square metres” immediately after the words “minimum total capacity of 10,000 litres”

Proposer: Richard Clampett

Item withdrawn to be reworded to remove chance of retrospectivity.

#### 7.11 Resolution 11 Special Resolution

The bylaw proposed for change is 22.1 with the following addition of a new clause 22.1.4.

In particular, approval will not be given for the following:

22.1.4 any building utilising wood fired stoves or ovens or any other wood fired device for the purposes of room heating, water heating or cooking, and the alteration of Clause 36.15 by deleting the reference to wood fired stoves.

Proposer: Adrian Oakey; Seconder Michael ClampettVawser

Votes against:2

Resolution Carried

#### 7.12 Resolution 12

Replace: Guidelines

94. The design philosophies and technical specifications shall be defined from time to time by Guidelines.

With: Connection to Community Communication Systems

94. The community is to maintain a centrally distributed television and telephone cabling system throughout the common land including central TV aerials, signal amplifiers and a telephone main distribution panel.

94.1 Where individual community lots have the option to connect to the community communication systems, they may not install any aerials or other structures externally to any building for the purposes of receiving or distributing communications that can be provided by the community communication system.

Proposer: Adrian Oakey; Seconder: Maarten Ryder

Resolution Carried Unanimously

#### 7.13 Resolution 13

“That the Community Corporation approves the establishment of a Works Maintenance Group to co-ordinate and manage all facets of maintenance within the Village using allocated areas of responsibility, and whose co-ordinator will be a member of the Management Committee.”

Proposer: Michael O’Connell

Resolution Carried

#### 7.14 Resolution 14

‘That for the purposes of developing an Environmental Education Centre (EEDC) on the Farm, the Community approve the following principles that will inform any design brief being developed:

Principles:

1. That buildings, car parks or vehicular roadways will not be put on productive arable land

Proposer: Bradley Nott

Resolution Carried

2. That the location of the EEDC will integrate with the farm design. In particular, by maintaining the integrity of the feral proof fence so that large scale access by the public (through the feral proof fence gates) is not necessary for primary interaction with the Education Centre.

Proposer: Bradley Nott

Resolution Carried

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

Position	Nominees
Presiding Officer	Brad Nott*
Secretary	Michael O'Connell - declined John Heij - declined
Treasurer	Jane O'Connell* Rick Davies*
Building Development Co-ordinator	Michael Vawser - declined Adrian Oakey/Michael Vawser jointly*
Natural Environment Co-ordinator	Jill Wilson*
Community Development Co-ordinator	Jenni McGlennon - declined Jacqui Good* Bridget O'Donnell - declined
Communications Co-ordinator	Gillian Clampett - declined Elizabeth Heij*
Works Management Group	Andy Coe*
Arts and Culture Co-ordinator	Kat Worth/Sue Gebhardt jointly*
Farm Co-ordinator	Bradley Nott/Cam Waters jointly* Sue Eltahir - declined
Governance Co-ordinator	Ray Mines provisional
"Heart of the Village" Co-ordinator	Kevin Chan provisional
Deputy Presiding Officer	Ray Mines*

### \*Successful nominees

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

## 9. Other Business

### 10. Announcements

The meeting noted the death of Erwin Weise

### 11. Handover to new Presiding Officer

### 12. Close

The meeting was declared closed at 4:30pm