



9th Annual General Meeting of Community Corporation 21109 Inc Aldinga Arts EcoVillage

Sunday 13th September 2010. Aldinga Bowling Club, Port Road, Aldinga

1. Welcome, Present, Quorum and Apologies

1.1. Present

1.2. Voting members:

Michael Vawser (3,60,106,115); John Maitland (8),Jacqui Good (9,90); Deera Payler (16) Rick Davies & Tricia O'Donovan (56, 143); Sue Eltahir (18,132); Kat Worth (20); Charlie & Violet Carpenter (21); Nicola Jennings (22); Amy Vale (24); Coralie Dutka (27); Annette Inwood (29,30) Byron & Wendy Glover (31,49); Richard & Gillian Clampett (34); Rosanne DeBats (35); Emma Harper (38); Vanda Rounsefell (48); Maarten Ryder (52); Bradley Nott & Shelley Rushworth(54); Ray Mines (57); Lynda McCarty (58,9); Elizabeth Heij (63,64); Lillian Hardingham (68); Sally Bell (70); Mary & Neil Davies (71, 111);Tom Deliveyne & Hilde Gielens (75); Dianne & Steven Parker (76); Adrian Oakey (77, 132); Erin Palmer (78); Kevin & Lucy Chan (4,81); Ilona Dickson (85); Ken & Françoise Creevey (91); Trevor Kingston (94); Kym & Anne Markey (96); Hugh Robinson (101); Jenni Reece (104); Anita Priadko (112); Michael & Jane O'Connell (131); Jaz (135); Marc Kelly (138); Margaret Madge (141); Mike & Jill Wilson (142); Erik Rasmussen (311); Carol & Terry Hadert (149); Leigh Corrigan (302); Rachel Ashford (303); Tricia Stewardt (310); Erik Rasmussen (311); Claire Taylor (315); Rae D'Esprit (318)

Proxy votes registered

Jane O'Connell for AAEV Pty Ltd (116-123, 26, 27,145 (11 votes)), Martin Cummins (10); Ann Chataway (61), Jan Skoudam & Lesley Vick (109), Jesse Marks & Karen Nilsen (114) and Walter van Dam (301); Annette Inwood for Paul & Bronwen Prosser (33) Byron Glover for Steve Poole (82), Coralie Dutka for Stefan Dispain (13), Kate Gebhardt (28),Bert Heathwood & Ellie Firms (39) and Josephine Firms(46);Elizabeth Heij for Chris & Gina Hansen (41) Erik Rasmussen for Cheryl Angove (307), Jacqui Good for Beau & Jodie Summer (95), Franka & Tony Gerlach (103) and Rita Ballantyne (313); Peter Schonewiss for Sue Wiseman (74) Maarten Ryder for Fiona Ryan (102), Rae D'Esprit for Josh & Christy Spier (322); Ray Mines for Jenni McGlennon (42) Tricia O'Donnell for Jacqui Yard (55), Maria Bray (25, 26) and Sue Gebhardt (72)

1.3. Quorum

The secretary advised that a quorum was present there being 63 in person and 35 by proxy; the required number for a quorum being 78.

1.4. Apologies

Ann Chataway, Jesse Marks & Karen Nilsen, Paul & Chris Worsman, Shane & Maja Schilder , Wayne & Maria Harris and Clare Daly

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 Annual General Meeting held on 13th September 2009 and the General Meeting 2nd May 2010 be confirmed as a true & accurate record.

Moved: Michael Wilson Seconded: Ray Mines

Carried unanimously

3. Presiding Officers report

As the Presiding Officer of or Village for the past year, I offer to all of you today my viewpoint.

The Village today looks like this:

We have definitely 200 people living here, maybe a couple more. This consists of 1 family with 4 generations and several with three generations. There is a diverse age range of the Villagers from late eighties through to new borns. We have age biodiversity ..in ecological terms this biodiversity provides us with a resilience.

The past year has seen a progression in the way we do things in and I will talk about these in the categories of Social, Physical and Financial.

Socially the Village continues to strengthen its Glue, its social cohesion through the regular shared meals and special events like the Winter Solstice, illustrating the abundance of and diversity of Skills that we have in our Community.

Other social areas of note are the:

1. Laugh and Craft - they have created a custom a part of our culture, delivering at least 4 Baby Rugs to the newest of Villagers. In addition they have shipped 2 rugs to the fistula clinic program in Ethiopia.
2. Yakka Doodle Art Group and their exhibitions
3. And the Mosaic group

Probably the most important are of Social input has been the addition of a new Neighbourhood Group - Seaberry Walk and I formally welcome everyone from Seaberry Walk as the newest part of the Village.

In a physical sense, the Village has well and truly taken on its own form, not only by time passing in general but from the empowerment and activity of the Neighbourhood Group, with the establishment of paths being a prime example. Our children have finally been acknowledged with the implementation of some Playscapes: the Sandpit, Balancing Beam and Wobbly Board, Serpent and Trampoline.

Another major physical form is the feral proof fence. The sustained effort to complete this task illustrates the tenacity of a small number of Villagers. The result to date is The construction and installation of 3 gates and the rollout of over 1km of fencing with approx. 700 metres to go.

Financially, under the steady hand of the Treasurer, we are financially stable we will be able to continue to transfer a surplus to the Sinking fund. Rick will provide more detail in his report.

With Respect to Planning this MC instigated the Whole of Village (WoV) planning process – ie a Whole of Village Plan for 2010-220.

This plan is derived from the Visioning sessions throughout the year with the Neighbourhood Groups and the various Committees. It is important to think of this WoV Plan as a rough map to meet our stated vision and as we travel along our way,

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the map will need updating as the situation around us changes. This MC has acknowledged that our Community is a living thing and so must our plan be. Importantly, the WoV Plan brings a focus for the MC; their role is to implement and monitor its progress. In other words it provides a legitimacy in our management committee decision making. It provides good governance through accountability and transparency in decision making.

This brings me to the next and final topic and this is the Spirit of the Community. In our decision making process today we need to respect the Spirit of the Community. Community is ultimately derived from the latin *Communitas* – the first part ‘cum’ means to be together’ the second part is ‘munas’ meaning to gift’ . We as individuals in our Community are learning to find a balance in putting the needs of the Community first and our individual needs second – an individual’s gift to the Community.

In closing I would like to acknowledge the effort of this current MC in getting us to where we are today.

Thank you.

The report was received with accolades.

4. Whole of Village plan

Ray Mines presented the Whole of Village plan to the Community. He described the methodology used and the rationale behind the plan. He explained that the Community needs to move forward on a considered and planned path which represents the views and ideals of the Community itself.

Questions were asked and answered.

4.1 Resolution 1.

That the Community approves the principal of using the vision of the Whole of Village Plan to guide the direction of community projects for the next 10 years.

Resolution Carried

4.2 Resolution 2.

That the Community approves the principle of budget forecasting in a 3 year rolling plan in order to achieve the priorities identified in the Whole of Village Planning.

Resolution Carried

5. Treasurer’s report

5.1 Annual accounts 2009-2010

The accounts were presented, with analysis & discussion. The difference between the financial year and the planning year was explained as well as the terms “sinking fund” and “admin fund”.

Motion:

That the 2009/10 Financial Report and the Treasurer’s Report be accepted.

Resolution Carried

6. BUDGET 2009/2010

6.1.

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udget 2010-11: Presentation of “Base Budget” - Administration Fund and Sinking Fund (“Special Projects, as presented)

The “base budget” was presented as what was considered essential operational expenditure for the 2010-11 financial year, with the full breakdown

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presented in the spreadsheet provided, along with a version provided by Jodie Summer to increase understanding of the budget.

Resolution 1

(General Resolution)

That the 2010/2011 “Base Budget” be adopted

Resolution Carried

Resolution 2 (General Resolution)

That the moratorium on payment of levies by Aldinga Arts Eco Village Pty Ltd cease with immediate effect.

A resolution to change the original resolution was proposed and passed to read:

That the moratorium on payment of levies by Aldinga Arts Eco Village Pty Ltd cease as of the November levy notice.

Resolution failed

John Maitland spoke to explain to the Community the financial situation of the Development Company, explaining that the Bendigo Bank will not permit the transfer of Lot 145 while there is still money owed to them. The Company is in a serious financial situation owing considerable money to both the Bendigo Bank and the directors. The Company is obliged to pay out the debt to the Bank by the end of October. One of the options under consideration is for the individual Directors to purchase the other blocks the Company currently owns. John explained the difficulties that had led to this position.

It was pointed out the debt that the Community owes the Company. This was greeted warmly.

John Maitland was requested to withdraw, so that the issue of could be discussed

Rick Davies explained the legal implications of the situation to the group. He explained the seriousness of the potential for Bendigo Bank to seize the land in lieu. We will have to assert our right to Lot 145 by producing documentation to prove it. One method is to lodge a caveat with the Lands Titles Office which asserts our interest in the land to try and prevent the sale of the land without our consent. Depending on the process required, the cost could be between a few hundred dollars and \$5000.

Resolution: That the Community authorises the Management Committee to instruct solicitors and/or conveyancer to lodge a caveat on Lot 145.

Passed unanimously

Resolution 3

That the total levies (per lot entitlement) remain unchanged for 2010/11.

Resolution passed

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Resolution 4

That the 20010/11 base budget be adopted.

Proposed: Rick Davies Seconded : Ray Mines

Resolution passed

Resolution 5

That the community approve the future infrastructure fund and development projects budget as presented, totalling Lot 145 (\$20000), Future Infrastructure Fund Allocation (\$45000), Future Machinery Replacement (\$3000), Development Project Expenditure (\$36589) and Development Project Allocations (\$90000 approx.) leaving an unallocated balance of \$306 in the sinking fund.

Proposed: Rick Davies

Resolution passed

Resolution 6

Subject to the availability of funds, prioritisation and the setting of the Sinking Fund levy for 2010/11, that the sum of \$3000 be allocated out of the Sinking Fund income from 2010/11 for the concreting the floor of the workshop area of the Eastern Shed in the Recycle Bay, and that the funds be made available to be spent for this purpose.

Moved: Tony Gerlach on behalf of the Works Management Group

Resolution passed

Resolution 7

That the Management Committee be authorised to manage and re-allocate as necessary any line item expenditures within the approved budget (Authorised standard resolution for AGMs)

Resolution passed

Resolution 8

That \$50,000 be transferred from the Administration Fund to the Sinking Fund and of that \$45,000 be allocated to future infrastructure replacement requirements.

Resolution passed

Resolution 9

That UnitCare Services be engaged as the management services provider for the 12 month period ending 30 September 2011.

Resolution passed

7. AGM General Resolutions

7.1. That the revised Vegetation Guidelines* be endorsed for use by the community and the Natural Environment Committee in developing areas of Common Land.

The Community acknowledged the outstanding work of Jenni McGlennon in the development of the revised document.

Resolution passed

7.2.

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Resolution 2. (Special Resolution)

That the Community permits The Cottages to place rainwater collection tanks on Common Land as funds become available to them

Moved by the owners and residents of The Cottages

Resolution withdrawn

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

Position	Nominees
Presiding Officer	Ray Mines*
Secretary	Jodie Summer*
Treasurer	Rick Davies*
Building Development Co-ordinator	Adrian Oakey/Michael Vawser jointly*
Natural Environment Co-ordinator	Jill Wilson*
Community Development Co-ordinator	Jacqui Good/Lucy Chan jointly*
Communications Co-ordinator	Elizabeth Heij/Jane O'Connell jointly*
Works Maintenance Group	Tony Gerlach*
Arts and Culture Co-ordinator	Mary Davies*
Farm Co-ordinator	Cam Waters - to be confirmed Sue Eltahir - declined
Governance Co-ordinator	Wayne Allen*
"Heart of the Village" Co-ordinator	Kevin Chan*
Deputy Presiding Officer	Erik Rasmussen*

*Successful nominees

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

9. Other Business

A request was made that on subsequent agenda, there should be a "Business Arising" item, so that past items can be reported on.

10. Announcements

Lillian Hardingham has kindly offered to donate a portrait of Albert Einstein, The offer was greeted with grateful enthusiasm.

Handover to new Presiding Officer

Close

The meeting was declared closed at 3:15pm