Merryville Park Community Association – DP 270008

Minutes for the General Meeting

Held on Monday 9th February 2015 at the Murrumbateman Country Inn

Attendees:

Rohan Samaraweera, Andrew Gorton, David Manolas, Val Walker, Alan Walker, Felicity Webb, Marlies Muscat, Leith Wintour, Jen Holland, Ari Moisis, Judy Breen, Jemma Rice, Marion Howe, Richard Howe, Marc Blackmore, David Hogg and Ron White.

Apologies:

Peter Long, Val Long, Andrew Muscat, Deanna Le Pavoux, Michele Le Pavoux, Alyson Hill and Simon Hill.

Meeting opened at 7:35pm by Chairperson - Richard Howe.

Minutes were sent out from previous Annual General Meeting.

Previous Annual General Meeting minutes were accepted by Andrew Gorton and seconded by Judy Breen.

Chairperson’s Report - Richard Howe:

* Business arising from previous minutes – there was nil to action from the AGM.
* We have been liaising with Richard to get use to the account keeping software.
* Have had a few internal meetings to see how we will run a bit different to previous years.
* Have been building some contacts in the council for tress and trimming, road markings and enquiring about things knocked out over the years to be replaced. Will put together a maintenance list of things to get done.
* Spoke to Tony Stinson as we were to get mowing done last week. Discussion took place around near Dam 3 the drains/culvert is getting blocked due to grass. They also need to do the mowing near lot 33.

Chairperson report accepted by Ron White and seconded by Rohan Samaraweera.

Correspondence since last meeting:

* Electricity Bills, Bank Statements, processing of Section 26’s and Office of Water correspondence.

Approved by Marion Howe and seconded by Judy Breen.

Treasurer’s Report - Marc Blackmore:

* Marc reported that we have since setup a web page for the Estate which is <http://www.mvpca.org>
* The Domain name is mvpca.org.
* It has available;
	+ Meeting Agendas and Minutes
	+ The Management Statement
	+ Email contacts of the Executive Committee
	+ Plans of the Estate
* Email Contacts;
	+ General        – general@mvpca.org
	+ Chairperson – chairperson@mvpca.org
	+ Treasurer     – treasurer@mvpca.org
	+ Secretary     – secretary@mvpca.org
* Since the new Executive Committee was formed the following has also been setup;
	+ Electronic billing with a variety of companies
	+ Also electronic banking has been setup. This still requires the 2 person approval process with the electronic banking and saves writing the cheques and postage.

Finances:

* Deposit account (Sinking Fund) - $10,920.64
* Cheque account (Working Account) - $7,219.95
* Outgoings - $9,911.94 (3 mows, power bill, etc.)
* Incomings - $4,515 from rate arrears plus section 26’s fees
* Outstanding debts around $3,700 and continues to come down
* Lot 32 for sale last year and back on the market – once this settles it will improve the monetary fund as it has a legacy debt.
* Nominated sinking fund reserve is $27,500, potential calculated value of $21, 872 but when applied 10 years liability rule (based on Estate assets) and recent repairs to long term assets like pumps the lower more conservative figure is considered more appropriate. This will improve with sinking fund contribution with levee notices to be issued in April.
* Section 26 ‘s having been processed
* Reiterated we agreed at AGM that the rates would be raised by 5% from last year and a sinking fund levy of $100 once off would be invoiced. Annual rate notices are to be sent out in April 2015.

Treasurer report accepted by Jemma Rice and seconded by Alan Walker.

General Business

* + Web Page and new email contact information provided.
	+ Water meter readings - will continue to do the meter readings this will be our third year running – end of February and get the float meter onto pump 2 afterward and get a ‘*water in versus water out*’ audit. This will indicate if there are any major leaks. Saturday 28th February – to be put on notice board and website for the readings.
	+ Arborist was suggested to prune verge trees (and other areas). In discussion and in consideration to cost - it was decided to have a community working bee for this instead, with people who owned chainsaws volunteering to do the works.
	+ Working Bee - Saturday 21sth February at 8am starting near 2 Wattle Glen. Trees to be pruned – bring trailers to take cuttings to the tip. Can re-reimburse tip fees.
	+ Free mulch for our community is available near “community water storage tanks” on Grevillea Place.
	+ Front Entrance Refurbishment – paint work looking sad on the railings. Garbage trucks tend to bump them. It was suggested a proper metal guard should be installed there instead of existing pine logs. Take height down on the bottle brush and some of the other shrubs. There is one in the drain / culvert which may be blocking the flow of water. Richard Howe to discuss with council or get to know the Yass Valley Councillor Mr Greg Butler.
	+ Merryville Park signs on the brick work at the front entrance. Yass Signs - Peter Long had varying degree of success. Marc has a landscape architect at his work - Marc has taken photos of the front entry and provided some ideas. Timber background/ writing that sticks out or corrugated iron and other ideas as such. Marc will put samples up on the website once available. Advised by Judy Breen that we already had approval for this type of works.
	+ Annual Rates Notices to be issued soon – end of March early April 2015.

For Action:

* Signs for working bee and meter readings to go into display cabinet – Richard Howe
* Website to be updated and options looked into as suggested in meeting – Marc Blackmore
* Dam water quality reading results to be chased up – David Minolas
* Original plans of Merryville Park from Alan Walker to be borrowed and scanned in and then returned to Alan for safe keeping - Richard Howe/Marc Blackmore
* Marc to come up with some ideas with the landscape architect for the front entrance.
* Marlies to drop off Office of Water Letter to Andrew Gorton to submit water records.

Other Business:

* Jennifer Holland raised - Riding around has seen a lot of African Love grass which is in abundance – tall black headed weed - on the verge at the moment and heaps along Dam 2. Judy also added that she went across the Estate with David Bray’s sister in law Jacqui and discussed this.
* Judy Breen suggested to talk to council about what Jacqui said and enquire if council has a program to get rid of it. Judy suggested contacting the local Landcare for help. Richard Howe to contact council about this.
* Mowing - was due last Thursday - people added that they have also been mowing the front of their own blocks. Check with Council weeds person about the seed being spread by the mowers/tractors. David Manolas mentioned it can be spread even by walking through.
* Equestrian trail behind Jemma is a bit of a fire hazard. Judy Breen advised to just ring the council direct.
* Jemma Rice – new website – would like the option to use any local businesses in Merryville Park. Wanted to see if there is a notice board that can be used for this. Marc to follow up on this.
* Val Walker – We have a new addition to the family - New gosling in the Estate.
* Felicity Webb – Requested that we have a general tidy up - there is black poly pipe near the front dam that is not working and is broken into parts – requesting this be removed.

Meeting Closed at 8:47pm.

Next meeting will be held on Monday 4th May 2015 at 7:30pm at Murrumbateman Country Inn

Following meeting will be held on - Monday 3rd August 2015 at 7:30pm at Murrumbateman Country Inn