Merryville Park Community Association – DP 270008

Minutes for the General Meeting

Held on Monday 4th May 2015 at the Murrumbateman Country Inn

Attendees:

David Manolas, Val Walker, Alan Walker, Marlies Muscat, Holland, Ari Moisis, Judy Breen, Peter Long, Val Long, Petra Luke, Lisa Pluis, Jemma Rice, Marion Howe, Judy Stone, David Stone, Marc Blackmore, David Hogg and Ron White.

Apologies:

Richard Howe, Andrew Muscat, Airlie White, Belinda Tunks, Felicity Prideaux, Felicity Webb, Chris Webb, Andrew Gorton, David and Lesley Bray, Alyson Hill and Simon Hill.

Meeting opened at 7:35pm by Treasurer – Marc Blackmore.

Minutes were sent out from previous Annual General Meeting.

Minutes from previous meeting were accepted by Ron White and seconded by David Manolas.

Chairperson’s Report - Richard Howe – read by Marlies Muscat:

Welcome and thank you for coming to tonight’s General Meeting. I apologise but I am travelling for work, so I can’t be with you tonight.

The last quarter has been a relatively quiet one with the new management team still settling into our roles. The highlight of the period without doubt was our community working bee which was a resounding success!

The working bee has left the road verges around the estate looking terrific and the roads are considerably safer with better vision for driver and pedestrians alike. I think we took away about 20 trailer loads of “prunings”. Based on your efforts, I think we may have saved ourselves over $5,000 in tipping and labour costs!

Special thanks to the local bonfire builders which saved us a lot in tipping fees, the Hogg’s, Johnstone’s and the Rice’s. Thank you all for turning out to help. We wi

Many thanks to our working bee team of:

Andrew Rice and sons (with Jemma bringing around biscuits), David Hogg, Andrew Gorton, Ron White, Alan Walker, Chris and Felicity Webb, David Manolas, Rohan Samaraweera, Jennifer Holland and Ari Moisis, Marc Blackmore plus Richard and Marion Howe. If I have forgotten anybody I sincerely apologise.

I hope we can have a further working bee after our August general meeting to fine tune the prune and maybe start to go around the entrance way, dams and communal areas.

Since the last meeting the estate has been mown and those parts not easily mown, sprayed. I have started a dialogue with Yass Valley Council about those items discussed in our last general meeting. My intention is to continue to build a strong working relationship with the Council.

Finally, welcome to the new lot holders in our community. Please contact Marc, Marlies or myself if we can offer any tips or information to make life in Merryville Park more enjoyable!

See you all at our August general meeting.

Many Thanks,

Richard

Chairperson report accepted by Jemma Rice and seconded by David Hogg.

Correspondence since last meeting:

* Bank Statements, Levy Notices and email correspondence regarding use of common ground.

Approved by Marion Howe and seconded by Judy Breen.

Treasurer’s Report - Marc Blackmore:

* Investment account balance is $10,920.90,
* Transaction account balance $5,606.09, which recovered from as low as $800, due to a number of recent bills paid including insurance, mowing, and electricity
* 55 levy invoices prepared raising $21,237.12 for admin levy’s, and $5,500 to increase sinking fund
* 11 levy notices were hand delivered, balance sent by email (all sent out in April, with the exception of two lots that are ahead in payments,)
* Three lots have aged debts (greater than 12 months), and 2 lots are ahead in payments
* In summary finances are steady with sinking fund recovering and levy’s being paid over the next couple of weeks.
* A review of the sinking fund amount will be undertaken this year

Treasurer report accepted by Val Long and seconded by Judy Breen.

General Business

* David Manolas advised that the Dam water quality reading results have come in.

David now has a copy of the water analysis. For animals to use the water from the Dam that is fine, however if choosing to drink water for human consumption from the Dam then that is not recommended. No blue green algae was detected. Refer to the report for further details.

* Discussion around preserving water in the estate. Gemma mentioned water leak that related to Dam 3. Judy also mentioned to keep an eye out for green patches of grass as a sign of leaks. Gemma would like to have the water contact number made available for Marc or Andrew Gorton to be put on the minutes or the website. This will need to be further discussed with Marc and Andrew Gorton.
* Mention of purchasing a device to keep track of water flow. This motion was unanimously accepted. Would need to check that it is the correct device for dam water and the bore water.
* David Manolas gave a bit of background to prior years when it was raised to have the main Dam dredged by Council and they would dispose of the sand to allow for greater water capacity in the estate. However this did not get endorsed to progress.
* David Manolas brought in sample weeds so people could see what they looked like. The weed issue is currently being follow up with council. It was also requested to consider a measure to be put in place in the next mowing contract to reduce the spread of such weeds.
* Tidy up of plants at the front gate was requested for those interested – cut back bottle brush and climber.
* Entrance vision is difficult with the shrubby trees – advised that this has been raised with Council by Richard recently.
* 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 brought the Office of Water Letter to give to Andrew Gorton to submit water records.

For Action:

* 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 prior to next meeting.
* Tidy up of plants at the front gate was requested for those interested – cut back bottle brush and climber.
* Marc and Andrew Gorton to look into the purchasing of a device to keep track of water flow. Ensure it is the correct device for both dam water and the bore water.

Meeting Closed at 8:28pm.

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

**Estate Website**

<http://www.mvpca.org>

**Email Contacts**

General        – general@mvpca.org

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