Merryville Park Community Association – DP 270008

Minutes for the General Meeting

Held on Monday 3rd August 2015 at the Murrumbateman Country Inn

Attendees:

David Manolas, Colleen Bryant, Marlies Muscat, Jennifer Holland, Ariel Moisis, Judy Breen, Petra Luke, Lisa Pluis, Marion Howe, Richard Howe, Judy Stone, David Stone, Marc Blackmore, David Hogg, Felicity Webb and Ron White.

Apologies:

Andrew Muscat, Chris Webb, Peter and Val Long, David and Kirsten Musgrove, Brett and Judy Brace, Andrew and Felicity Gorton, David and Lesley Bray, Alyson and Simon Hill.

Meeting opened at 7:32pm by Chairperson – Richard Howe.

Minutes were sent out from previous General Meeting.

Minutes from previous meeting were accepted by Judy Breen and seconded by Judy Stone.

Chairperson’s Report - Richard Howe:

Welcome and thank you for coming to tonight’s General Meeting.

* Discussion around new Community Laws – providing a clean-up of red tape and the way some meetings are held and what constitutes a quorum etc. It will start to bring the strata community laws more up to date. We may see the new Laws in by the end of the year. The below details will be put up on our website – Consultation finishes on 12th August 2015.

**Reform of Community Scheme Laws**

The NSW Government is looking to bring the Community Scheme (which Merryville Park Community Association is governed by) in line with the Strata Scheme Laws. This reform is currently in community consultation and the new Laws are likely to be gazetted later in 2015. The summary of what is going on and proposed changes can be found at: <http://www.fairtrading.nsw.gov.au/ftw/About_us/Have_your_say/Review_of_community_scheme_laws.page>

* Spoke to Council about the front entrance way and to remove the shrubs and take some action into our own hands to tidy up. Proposal of another working bee in the near future.

Chairperson report accepted by David Hogg and seconded by David Manolas.

Treasurer’s Report - Marc Blackmore:

* Investment account balance is $10,920.16,
* transaction account balance $20,152.03
* Of the 55 levy invoices issued,  12 remain outstanding. A reminder email was sent out on the 28/7/15. Will continue to follow-up on a monthly basis.
* 7 lots have aged debts greater than 12 months totaling $5,535.82, will actively pursue over the next couple of months (3 lots previously)
* 2 lots that are ahead in payments
* In summary finances are steady
* $5,500 is being transferred from the transaction account to the investment account (moneys raised from sinking fund). Together with the current balance of the investment account, transferred funds, and the aged debts of $5.5k. The account balance will totals approx $22k
* Following a review of the sinking fund, $22k should be sufficient with an annual review to be undertaken. Calculations of the sinking fund amount attached

Additional items to report

* Been having issues with community water supply tank levels. Tank was running out or over flowing.  Problem was identified to be a burnt out water level probe.  I replaced it under warranty at Bungendore rural.
* Water meter at Lot 46 failed (leaking), following heavy frosts.  Need to check other meters for damage and make sure they have pit lid covers
* Following up with water land to install meter at Dam 2 pump. Will continue to chase, will need a hand to install once I have the parts

Treasurer report accepted by Lisa Pluis and seconded by Petra Luke.

General Business

* 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 – Richard has raised this with Council recently as well.
* David Manolas asked if the fenced area for Dam 1 could be used for horses or even cattle/calves to graze there. It was discussed and the response was no due to the safety of the animals with the possibility of them getting bogged in the dam and also the possible degradation to the dam itself.
* Discussion was had around blocked drains on Lakeview drive. David Hogg mentioned drains around 5 and 7 Lakeview drive are blocked and it was also mentioned around 7 through to 13 drains were also blocked. It was raised that perhaps the culverts need to be cleaned. It was suggested to check if it was a Council issue – especially for those under the road. It was suggested that this may be a bigger issue and it may be the feeders that are getting blocked. It was suggested that Andrew Gorton would be the best person to speak to in the first instance or if concerned near your own block then maybe try to dig it out.
* Information was provided that Dam 1 valve is sitting above the surface, the line runs under Red Gables through to drain off to Dam 2.
* David Stone requested the times of when the community water runs for the Estate as they been out of water for a while now. Marc and Richard offered to go around and check it out. Agreed on Saturday 8th that Marc and Richard will go around to assess the situation. Petra also mentioned that a header tank can capture the water so you can use the water at any time you like.
* Discussion took place around abandoned car in the Estate near Dam 2 on Lakeview drive. Advised occurred Thursday 16th July 2015 and was a white sedan with P plate. This matter had been reported to the police and the vehicle had since been removed from the Estate. In addition David Manolas raised a concern about a concrete lid on a pit being broken with vehicles coming off Lakeview drive. It was agreed to put up bollards to rectify the issue at hand.
* Mowing contract – Need to have another look at the Mowing contract and the work areas we are doing and if there are any that are missing currently that need to be looked at. Stopping the spread of noxious weeds was discussed with the focus on African Love Grass. High pressure hose done on all equipment before doing our estate was raised to reduce the spread of noxious weeds. If doing this it would also need to be done in conjunction of spot spraying. To be done before summer hits. Discussed options of getting Estate done but then each lot holder would then need to attend to their own blocks to make it beneficial. Awaiting confirmation of a recommended spray that is best used for the African Love Grass. Looking at options of getting a large supply and possibility of spot spraying ourselves once areas are identified.

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.
* Tidy up of plants at the front gate was requested for those interested. Possible burn off in the afternoon depending on time and weather. Will need to ring ahead for permission and provide notice of burn off via the Murrumbateman Rural Fire Brigade. If time allows - trim tree limbs in Gumnut and Lakeview road areas.

**Proposed Working Bee**

**Date: Saturday** 22nd August 2015

**Time:** 10am

**Location:** near the front entrance of the Estate

* 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.
* Richard Howe to follow up in relation to having bollards installed near the Nature Reserve Sign near the Dam off Lakeview drive.
* Richard Howe/David Manolas to contact Telstra to get the pit sorted.

Meeting Closed at 8:50pm.

Next meeting will be the **Annual General Meeting** held on **Monday 23rd November 2015** at **7pm** at Murrumbateman Country Inn.

**Estate Website**

<http://www.mvpca.org>

**Email Contacts**

General        – general@mvpca.org

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