Merryville Park Community Association – DP 270008

Minutes for the General Meeting

Held on Monday 8th February 2016 at the Murrumbateman Country Inn

Attendees:

David Manolas,Val Walker, Alan Walker**,** Marlies Muscat**,** Leith Wintour,Peter Long, Val Long,Maggie McDougall, Jemma Rice**,** Marion Howe, Richard Howe,Marc Blackmoreand Felicity Webb**.** (*10 Lot Holders*)

Apologies:

Andrew Muscat**,** Chris Webb, Alyson Hill, Simon Hill, Judy Breen, Jen Holland and Ari Moisis.

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

Minutes were sent out from previous Annual General Meeting.

Minutes from previous meeting were accepted by Jemma Rice and seconded by Maggie McDougall.

Chairperson’s Report - Richard Howe

Richard welcomed everyone to the meeting and sincerely thanked those who have been attending the working bees and can see a big difference across the estate for their efforts. It was a fairly good clean up across the estate and of dam 1 and top of dam 2with all going well.

**Bi Monthly working bees were held;**

* 5/12/15 – Front Dam – remove dead trees, whipper snip 8am start
* 6/2/16 – Big Dam – remove dead trees, whipper snip, repair any fencing 8am start

**Next working bee is**

9/4/16 – 3rd Dam – clean-up/remove dead trees, whipper snip 8am start

* Need to replace the temporary fence where sheep could get out and into the estate

There are a few things to follow up with in relation to Council Tasks;

* Acacia sign has gone missing on Macintosh Cct and will need to be replaced
* Follow up on - No through road signs

Discussion was had around the Telstra pits on the estate and also general discussion around the NBN took place.

Also thanks to Marc who got to use a tractor to dig the meter reader in for dam 2. Discussion around pit being deeper than expected led on to using besser bricks in clay soils needing to be staked in to prevent from moving.

Mowing contract is up for renewal. We have until the season is out. For any new quotes we will need to have someone walk people through to show where the cutting is needed.

Chairperson report accepted by David Manolas and seconded by Val Long.

Correspondence since last meeting:

* Bank statements/Mowing invoices/Various emails

Correspondence accepted by Marion Howe.

Treasurer’s Report - Marc Blackmore:

1. 2015 finished the year with $1,310.02 surplus made up of $21,894 in levies etc, and 20,584 in expenses
2. 2016 to date $5,962 of expenses
3. We have $2,713.69 in the Investment account, & $16,421.96 in the Cheque acc, $19,135.65 in total.
4. We have 2 multiyear debtors adding up to $2,800, and 2 lots are 1 to 2 years outstanding. Current Aged debtors is $4,171   they were $6,363 at the last AGM.  Debt has reduced due to third round of late notices issued to 5 lots, 2 paid, 1 committed to pay by end of the month, other by 1 April 2016
5. Budget proposed for 2016 does not forecast the need to raise levy’s this year, however if we need a fifth mow in 2016, we will need to raise levy’s again in 2017
6. Sinking fund value should be $22,609 for 2016. Currently we have $16,421.55 in cash and $4,171 aged debt making up the balance of $20,593.
7. 2016 Capital works plans to refurbish the front entry and install dam 2 meter will cost in the order of $5,000, therefore a sinking fund levy in the order of $50 per lot for two years from 2017 would be recommended.

Treasurer report accepted by Leith Wintour and seconded by Alan Walker.

Water Report

1. Dams are very low, recent rain has reduced usage somewhat.
2. Leak repaired at Grevillea in February 2016.
3. Slow leak present at lot 9 and 21, being investigated currently.
4. Issues with automating Dam 2 pump, electrician working on it, controller may need to be sent away which will be done in winter when dam pump is not in use.
5. Meter now installed on Dam 2 pump, meter pit is to be built in the next few weeks.
6. Meter readings now can be undertaken including a survey of pit lids.  It has been 2 years since the last water meter readings took place. A number of pit lids need to be replaced before the winter frosts.

In discussion it was advised that the pump controller once got taken out with lightning strike a number of years ago.

Water report accepted by Jemma Rice and seconded by David Minolas.

General Business

It was noted how great the new sings looked at the front entrance of the estate. All present agreed.

General discussion took place around the following;

* Dredging of main Dam 2 to capture more water
	+ Check to see if there is any funding for dredging to provide a local water source for Firies, or see if local residents with machinery would be interested.
* If needing prompt action from Council
	+ Consider using a pro forma to the Council from each lot holder to add weight.
* Vehicles driving on and across the estate
	+ It was noted by several lot holders that various vehicles had been seen driving on and across the estate on non-designated roads.
	+ In addition utes and trailers had also been seen loaded up with fire wood travelling along Scrubby Lane.
	+ It was mentioned that there was previous infrastructure in place to restrict vehicles from traveling across our estate including through to Scrubby Lane.
* Landcare
	+ It was asked if Landcare had been planting new trees in Scrubby Lane but advised they have not done so for quite some time but it was done by a local resident.
* Drains near Lakeview drive
	+ A possible safety issue was raised to dig out the drains near Lakeview drive.

For Action:

* Request for volunteers to come forward to assist with water meter readings.
* Front entrance painting – volunteers needed including Jemma’s children and Maggie.
* If an alternate mowing contractor quote is required - Alan and Val Walker have offered to walk people around estate when required.
* Look at options to put back the original estate infrastructure that has not been replaced once damaged from previous years.
	+ Taking into consideration keeping access available to the Fire Brigade, and other local users of the estate.
	+ Alan offered to chase up with a senior person in the rural fire brigade to take a look and provide feedback for what access they may need to the estate via Scrubby Lane in particular where there was previous infrastructure.
* Dredging of main Dam 2
	+ Check to see if there is any funding for dredging to provide a local water source for the Fire Brigade.

**Next Bi Monthly working bee**

For those interested in volunteering the next Bi Monthly working bee details are as below;

* + 9/4/16 – 3rd Dam – clean-up/remove dead trees, whipper snip 8am start.
	+ Richard Howe will put up a printed notice for the working bee.

Meeting Closed at 8:45pm.

Next meeting will be held on Monday 2nd May 2016 at 7:30pm at Murrumbateman Country Inn.

**Estate Website**

<http://www.mvpca.org>

**Email Contacts**

General        – general@mvpca.org

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Treasurer     – treasurer@mvpca.org

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