**MINUTES OF THE GENERAL MEETING OF**

**Merryville Park Community Association – DP 270008**

Held on Monday 13 February 2017 at the Murrumbateman Country Inn.

**Attendees**

Jen Holland, Ariel Moisis, Judy Breen, Peter Long, Val Long, Paul Schembri, Linda Schembri, Petra Luke, Tony Luke, Richard Howe, Marion Howe, Marc Blackmore, Anne Blackmore, David Hogg, Belinda Tunks, David Manolas, David Stone, Judy Stone, Marlies Muscat, Leith Wintour

**Apologies**

Alan Walker, Felicity Webb, Chris Webb, Lisa Pluis, Andrew Muscat

Meeting opened at 7:37pm by Chairperson Richard Howe.

Minutes were sent out from previous general meeting held 27 November 2016.

Previous general meeting minutes were accepted by Paul Schembri and seconded by Peter Long.

**Business arising from previous minutes**

For the mowing contract, after obtaining quotes from various service providers, it is clear we are getting very good value from our current provider and, as long as he continues to do a good job, we are happy to continue to engage him to do the mowing

The give way sign at the intersection of Acacia Way and Lakeview Drive has been approved by Yass Council

The application for a change of speed limit in the estate from 60 km/h to 50 km/h has been endorsed by Yass Valley Council, who has made the recommendation to the NSW Roads and Maritime Service.

Regarding the pipe issues that Chris Orgill (42) raised, the council has acknowledged that there is a problem that needs to be fixed

David Manolas advised that regarding the pit near the dam adjacent to pump we need to get a lid to fit it; tape has been put up around it in the interim so that it can be easily seen

A working bee was held on the morning of Saturday 21 January. There was a good turn out and a lot of work was done maintaining the entrance to the estate and clearing low branches from the trees on the verges. The work that Marc Blackmore did with concreting on the pit for water meter near the shed at Dam 2 was particularly acknowledged.

Business arising was moved by David Manolas and seconded by Jen Holland.

**Chairperson’s Report**

Good Evening and welcome to our first general meeting of 2017.

It has been a relatively quiet time from a Community perspective since our Annual General Meeting in late November. We have had correspondence from Yass Valley Council saying they are going to implement "Give Way" signs at Acacia Way and Lakeview Drive to make our Estate safer and they have endorsed to the RMS Traffic committee my request for a 50 Kilometre and hour zone in the Estate. Unfortunately they didn't give any indication when either of these will occur but small steps are being made.

Our first Community working bee occurred after a false start on Saturday January 21st with a  lot getting done in the few hours the volunteers were able to give. As always, thank you for those who participated to make our Estate more presentable and safer for all. Big thank you to Marc who toiled mainly by himself working on the pit for water meter near the shed at Dam 2. There are still a few projects to complete, including the pit, the gate and bollards near Scrubby Lane and we can never prune enough trees! Maybe when the weather is a little cooler we can tackle these.

Yass Valley Council recently met with Chris Orgill (lot 42) at his home and they committed to get their contractor to make our track around the Estate usable again. They have a commitment with their contractor to mow the track in February each year.

It's time to read our water meters again. This just needs some coordination but I am hoping it can be done quickly. Marc will talk more about Water in his report.

Items for the next period, follow up Yass Valley Council and RMS about our roads, the mowing and usability of our tracks, water usage, another working bee, maybe 18 March, finish the water meter pit and surrounds, a new sign for the "Wildlife Sanctuary", etc.

We also made the decision to try to make the meetings more enjoyable / palatable for those in attendance and we will provide some simple nibblies for those there.

Thank you all again for coming and supporting your Community.

Accepted by Tony Luke and seconded by Val Long.

**Secretary’s Report**

Correspondence since last meeting

* Electricity statements and renewal of contract
* Bank statements.
* Estate maintenance/Safety Issues
* Yass Valley Council – approved installation of Give Way signs at intersection of Lakeview Dr and Acacia Way; speed limit review in Merryville Park has been referred to Roads and Maritime Services for consideration
* NSW Irrigators Council

Accepted by Judy Breen and seconded by Ariel Moisis.

**Treasurer’s Report**

1. Since last meeting in November we have had $9,132.06 of expenses, which is mainly mowing. Final report for 2016 we spent $36,428.86, budget was $20,900.  As explained at the AGM, the two main reasons for the budget over spend is unexpected expenses on repairing the pump for dam no 2, and two pipe leak repairs making up about $10k of the repairs.
2. We have $6,423.44 in the Investment account, & $5,175.18 in the Cheque acc, $11,598.62 in total.
3. 3 lots still have levies outstanding including, 2 multiyear debtors adding up to $2,770, down from $3,130 at the last AGM. A letter of demand is still required to be issued to Lot 3.
4. Sinking fund value should be $23,287 for 2017 (3% increase from 2016). Currently we have $6,423.44 in cash and $2,770 aged debt. As approved at the last AGM an average sinking fund levy of $100, per year per lot, will be applied until the sinking fund reaches the required balance.
5. Levy Notices will be raised and issued towards the end of March 2017 which will include an average levy increase of $100 per lot (as approved at the AGM), and the sinking fund mentioned the previous point.

Accepted by Petra Luke and seconded by Marlies Muscat.

**Water Report**

1. Dams levels have dropped however still looking good for half way through summer
2. Automation of Dam 2 pump is working seamlessly. An issue has been raised with the secondary header tank which is overflowing to the dam on lot 10. We will need to investigate in the next week or so.
3. Meter pit is 85% complete, need to manufacture lid and backfill.

4.       Still need to resolve issues with meters and meter pit lids, however we may need to delay this until the budget recovers later this year. Meters will need to be read again in the next week.

Accepted by Tony Luke and seconded by Val Long.

**General Business**

It was noted that the Murrumbateman Progress Association provides information, organises community events and is the link between Murrumbateman and the council. The next event being held is an outdoor film night at the Murrumbateman Recreation Grounds Village Green on Saturday 18 February. Members of the community need to subscribe to the association to receive information via email. Cost of membership is $11 per year.

The draft settlement survey from Yass Valley Council has been released, which provides information about the plans for development in the Yass Valley Council area. The population of Murrumbateman is expected to increase to 10,000 over the next 10 years, and the survey provides information on what the council are going to do to support it. Survey links are on the MVPCA Facebook site and will also be put onto the website.

There was acknowledgement of the work that has been done around the estate since the last meeting:

* At the working bee it was brought to our attention that the gate at Dam 3 was too narrow and it has now been fixed. Thanks to Richard Howe for taking care of this.
* Maintenance of the trees and the verge on the corner near Red Gables.
* Thank you to those who look after our water and water infrastructure, particularly Marc Blackmore. The three dams are a great asset for our community.

With safety in mind, a test was undertaken on the dams and no algae were detected; however we were urged not to drink or swim in the water. A question was raised as to whether we would be liable if someone got sick from doing this. It was suggested that signage should be put up to remind people of the dangers of these dams.

It was noted that it is the council’s responsibility to mow Scrubby Lane in September, December and February. This needs to be followed up to be mowed, especially with the latest fire danger. It is not possible to walk through there at the moment as the grass is too thick and long.

Further to the current fire danger, we need to contact the mowing contractor to ensure that they slash and clean out the drains.

**Working Bee**

The next Working Bee is proposed for Saturday 18 March early morning around 7:30am. We will put up notices and send out an email confirming the day closer to the date.

**Meeting Closed at 8:25pm.**

Next meeting is to be held on Monday 8 May 2017, at 7:30pm at Murrumbateman Country Inn.