

## **Iluka Homeowners' Association Inc.**

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### **Minutes of Committee Meeting**

**Meeting Date: 04/07/2017**

**Venue: Satterley's Land Sales Office, 3 Romano Crescent, Iluka**

### **In Attendance & Apologies**

As per attendance sheet

#### **1. Welcome**

- a) The meeting commenced at 7.05pm. SD welcomed Committee Members. A quorum was declared at +1. June 2017 Minutes proposed for adoption by SD and seconded by SJ after some minor omissions from the Minutes were brought to the attention of the Chair (SD). The omissions largely related to the objections registered by Committee members against a request by a visitor to record deliberations relating to the proposed OP Property development at the west end of O'Mara Boulevard. The Minutes were amended to reflect the earlier omission(s).
- b) Prior apologies were forthcoming from MM, SC and DJ.
- c) SJ enquired whether the acronym 'IHA' would not better represent the name 'Iluka Homeowners Association' over the current acronym 'IHOA'? After some explanation from IM & SD the rationale for using IHOA was accepted.
- d) Visitor / member GW joined the meeting shortly after proceedings commenced.

#### **2. Matters Arising from Previous Minutes**

Nil

#### **3. Social Events**

- a) MM has booked the park, the animal farm, Gymbus and the coffee van.
- b) The Joondalup Lions Club should be available to run the sausage sizzle (to be confirmed).
- c) A market permit must still be obtained from the CoJ. IM to apply.
- d) Public Liability Insurance certificates for the coffee van, Gymbus and animal farm needed for permit application, SD to forward to IM.
- e) Hiring of portable toilets (three ordinary toilets & one for persons with disabilities [inc. damage waiver]): three quotes obtained being Complete Portables, Viking, and Instant. Another quote was unprofessionally presented. Instant quote was accepted, SD to book.

## Correspondence

Various items of correspondence were received:

- CoJ invite to IHOA to attend “Communities in Focus”, which takes place on 27 July. It was noted that IHOA did not need to respond to the invite.
- Email from an owner in Naturalist Boulevard who has bought a second property and is enquiring about the need to pay a second membership fee (ie. of the IHOA). IM advised that the membership runs with the land and not the owner so owning two properties requires paying two memberships.
- SD has sent out 14 letters to owners where payment of the membership fee hasn't been confirmed. Ten additional letters are to be sent out soon.
- A resident has complained about a substantial TV aerial having been erected on the roof of the dwelling at O'Mara Boulevard. As this is a breach of the restrictive covenants SD will send the standard letter to the owner.
- A resident stated that she would like to attend the CoJ meeting on the OP Properties development. No doubt she will be alerted if and when such a meeting takes place.
- CoJ invite to attend NADOC week but the invite arrived the same day of the event. No action required.
- Resident at Serena Way complained about the trees planted in Serena Way
- Resident at Fontelina Parade enquired about their membership fee and whether it had been paid. SD will check
- Resident at Coronado Ridge is looking for a specific type of 'picket' fence to repair existing and will be referred to Bunnings.
- Excess usage of website attracted an additional charge. Paid.
- Resident at Romano Crescent wants to install a fence & electric gate. Refer to City of Joondalup.

## 4. Financial Report

- a) Nil property settlements for the month of June.
- b) 50% deposit paid for the Gyimbus rental.
- c) Account balances tabled.
- d) SD advised that Satterleys had been approached for a contribution and have been invoiced accordingly.

## 5. Maintenance

- SD advised that the Cook Island Pines that are to be planted along Shenton Avenue between Naturaliste Boulevard and Marmion Avenue are not yet mature enough so planting will be delayed for about year. Cost to source more mature trees cannot be justified.
- The bush forever site within Sir James McCusker Park is too small to warrant a burn to clear / regenerate dead vegetation. CoJ will do routine checks as a safety measure.
- MK not happy with planting on Serena Way, as the shrubs are too sparsely planted / distributed. MK understood that CoJ was specifically going to ensure denser planting but this has not happened. SD to raise this with CoJ with a view to having a site visit. MK also advised that some residents with dogs simply cut through the ground cover with no regard to it. Denser vegetation and/or an appropriate sign may address this problem.

## 6. Capital Works

- a) IM reported that we are still awaiting a decision by the City as to which Capital Works Projects, of which four were put to the City during the current cycle, have been incorporated into the five-year plan and in which financial year, if adopted, they have been allocated. Watch this space!

## **7. Restrictive rules/covenants**

SD undertook to provide IM with electronic copies of the master templates used when advising members of breaches of the restrictive covenants. This will allow for IM to send letters out while SD is on leave.

## **8. General Business**

### **9.1 AGM**

SD reminded all that the AGM was on the 17<sup>th</sup> of July at the Currumbine Community Centre, commencing at 7pm.

### **9.2 OP Properties development initiative on O'Mara Boulevard**

GW reminded the Committee members of the anxiety that various landowners are experiencing as a result of the proposal by OP Properties for a multi-storey mixed-use development on O'Mara Boulevard. GW stated that many of the affected property owners maintain that they were misled by the sellers as to what was proposed for the two vacant lots on either side of O'Mara Boulevard. The Committee reminded GW that it could not take a position on the proposal until a formal application had been lodged with the City and, even then, it would need a mandate from the membership (of Iluka) as a whole if it were to take a position.

### **9.3 Newsletter**

SJ reported that the next newsletter was progressing well. SJ reminded those present of the ongoing need for new material for the newsletter.

### **9.4 Webpage**

Nothing to Report

### **9.5 Closing comments**

SD has received an email from Burns Beach Homeowner's Association (BBHA) alerting IHOA of a petition from 178 residents of Burns Beach who want Burns Beach to be used as a dog's beach. IM will draft a statement to be posted on the IHOA website for any members of Iluka who may want to comment on the petition. The Committee is neither for nor against this.

SD was approached by Satterleys enquiring what the IHOA membership fee was (\$110). The cost for lodging and lifting a caveat is +/- \$420.

JS queried the logic of having a stop sign and a yield sign at Currumbine SC adjacent to the Spur Restaurant. BG to investigate.

SD also reminded of the need to look into the idea of erecting a warning sign on Burns Beach Road to alert drivers that children cross the road to reach the new playground equipment in Iluka Foreshore Park. BG to investigate.

## **9. Meeting Closure**

The meeting closed at 8.50pm

**Next Meeting** The next meeting will be at 7pm on 1<sup>st</sup> August 2017.