



Iluka Homeowners' Association Inc.

Minutes of Committee Meeting

Meeting Date: 03/10/2017

Venue: Satterley's Land Sales Office, 3 Romano Crescent Iluka WA 6028

In Attendance & Apologies

As per attendance sheet

1. Welcome

- a) The meeting commenced at 7.07 pm. A quorum was declared. Apologies were received from BG and IM. SD chaired the meeting.
- b) SD welcomed Committee Members and thanked them for returning.
- c) SD advised a resignation from the committee.

2. Acceptance of Minutes from previous Annual and General Meetings

- a) Minutes from 17 July AGM were circulated. SD accepted by JD and seconded by MM proposed minutes for adoption.
- b) SD requested future minutes be simplified.
- c) Minutes from 1 August meeting were circulated. Minutes were updated Correspondence Item 4.b Levy was raised by 0.3%. Proposed for adoption by SD accepted by MK and seconded by JS.
- d) Minutes from 5 September meeting were circulated. Minutes to be updated to refer to interview with resident rather than residents name under General Business Item 9.1. Change accepted and proposed for adoption by SD accepted by JD and seconded by MK.
- e) JD to provide updated copies of August and September minutes to SD by email.
- f) SD requested item 9.1 Newsletter to be brought forward for discussion.
- g) SJ circulated draft copy of newsletter inviting feedback from committee. SJ advised newsletter to go the printers on 9th October and hope to receive feedback from committee members by 5pm on the 4th of October.
- h) Noted low-resolution photos will be updated with high-resolution images. SJ advised front page done by IM, second page best story to read – amendment to the structure plan. It was noted the Iluka Foreshore Park is gaining



popularity. Last page allocated to thanking people involved and inviting the community to join.

- i) SJ thought an article on Men's Shed could be considered for the next issue. Could look into the Capital works survey suggested at earlier meetings. JD to copy SJ in circulating minutes to committee.
- j) Matters arising SJ commented on findings on SAR. SJ will report to committee on appreciated value of SAR. SJ and DJ departed the meeting.

3. Social Events

- a) SD acknowledged KC as a member of the social events committee. SD advised all bookings have been confirmed for Halloween. Money to be sent.
- b) SD advised IM is preparing the map. A volunteer printer is to be sourced, maps can make reference to kindly printed by (name of sponsor). Ian Goodenough and Mark Folkard were suggested. Committee decided to make the map generic without a date and retain left overs for future events.
- c) SD requested to know which members are going to be available to assist on the day of the event. MM, JS, GS, TM, MK, and JD volunteered their assistance. SJ to take photographs.
- d) SD has been able to source 900 pre-packaged lolly bags. MM complimented SD that bags are sealed avoiding unnecessary handling. The remaining required lolly bags were made up as usual.
- e) SD advised on Ghost Drops for IM, as the wizard and a couple of other things to decorate the event. TM to assist with extra bits.
- f) SD passed bill to JS to refund expenditure under item d & e paid by personal credit card.
- g) SD to arrange a key and will be there to unlock the gate at 4PM. Vertimow to be completed by then. SD expectant of a large number of kids this year.
- h) SD noted Doggy Day out was placed on the Agenda.
- i) SD advised November Doggy Day Out application to be made to City of Joondalup. SD to check if James Mccusker Park is available. TM advised no concerns with the community initiative. MM suggested City Farmers could be contacted for sponsorship of prizes. The event was considered to build a stronger community. JD nominated the date as 11th of November and proposed the event commence at 8:00 am – 11:00 am. As the 11th is Remembrance Day SD suggested we observe a minute of silence at 11:00 am.



- j) Gourmet Food truck was suggested. JD to check availability. SD advised permits are required for food vendors.
- k) SD advised worth a note on the IHOA website and Residents Community Facebook site.
- l) MM suggested the new elected mayor could be invited to nominate winners.
- m) TM to check and advise on portable PA system.
- n) SD will arrange key to check for power.
- o) MK requested we advise visitors to respect our landscaping.

4. Correspondence

- a) MK 13th of September email received from resident in regards to LBNCO in relation to free to air TV and that they are required to upgrade therefore may be a cost involved. MK directed resident to contact Satterley.
- b) MK noted power cable being installed at Serena Way and Delgado Parade. Not aware when NBN is progressing last advised expected in March.
- c) Complaint received 14th of September, neighbours complained about yard not landscaped after 18 months. Resident replied and advised circumstances will improve. TM suggested residents should discuss with their neighbours in the first instance. Requested MK to advise neighbour resident has responded.
- d) 18th September complaint directed to Satterley.
- e) 18th September email received several trades man trays parked on front lawn. IM to follow up breach of restrictive covenant. TM requested to be advised rulings on commercial vehicles work vans and Ute's on property. Advised resident could complain and IHOA to forward letter to managing agent if rented premises.
- f) 19th September Fuzenet complaint directed to Satterley.
- g) 20th September Joondalup community funding again.
- h) 20th September letter introducing new Edgewater residents community association offering a hand of friendship. Requested information on commercial land matters and council elections that the association do not get involved in. SD to consider appropriate response.
- g) 2nd October MK email received from resident requesting if they require permission on north-facing not front facing roof for the installation of solar panels. SD advised only later covenants detail solar panels.
- h) TM inquired into community funding cost allocations. Thinking a project such as a sculpture could be beneficial in the locality. SD to look at the figures again SJ has done of applications as he is well versed. TM might propose



some form of artwork or student to do a mural. MM suggested a mural on Marmion Avenue underpass. MM to discuss for 2018 perhaps the association could apply.

5. Financial Report

- a) JS updated committee on August figures with 6 settlements recorded.
- b) Account balances tabled:
- c) JS updated committee on September figures with 6 settlements recorded.
Working account denotes 7 settlements; one paid twice therefore effectively 6 settlements recorded.
- d) SD will source a list from REIWA of settlements to review those who may not have paid so fee can be levied. It was noted some settlement agents might not be aware of the especially if they operate out of the area. SJ recommended the agents require to be educated not the purchasers.
- e) SD advised the IHOA is the only known association that has been correctly set up from the beginning thanks to Satterleys. SD warned that should the committee fail to get enough involved then we can no longer receive the contributions and no longer continue to collect the SAR.
- f) SD advised we should appeal to see if anyone else could join the committee and monitor response from newsletter interest.
- g) TM suggested co-opting up to two members for specific roles. JS and GS questioned if members can join the committee after the AGM. IM to clarify.

6. Maintenance

- a) SD thanked MK for taking over chair of maintenance committee.
- b) MK exchanged correspondence with NJ of CoJ. Re Lawn renovations Pattaya Park. Involves coring and light renovation and removal of 6 tons of clippings. Requested whether this was in response to a query or a quote. Suggested PG be contacted who assisted with plantings at Serena Way. Requested a meeting to identify areas that require work and to find out what is available to spend.
- c) Since Shenton Avenue and Marmion Avenue have been cleaned up a resident has added to a rear boundary fence which looks undesirable. Could be worth investing in tree planting screenings to prevent others from doing the same. Possible reticulation concerns in the location, the viability to be investigated. GS suggested Bottle brushes could be planted although they



require several years to grow it was agreed a long-term solution should be identified.

- d) TM suggested asking for credentials when dealing with landscapers. MK suggested more established plants.
- e) We don't pay for Bottlebrushes only for the cost of planting. To be discussed and reviewed with PG for next year. TM requested a landscape plan.
- f) SD to organise a meeting with PG on SAR for the next meeting.
- g) JD questioned soak in maintenance contract. TM noted grate seems to have moved. SD advised they do clean up if there is rubble. Water builds up after a downpour. TM suggested other parts of the bush need a good clean up. MK has been advised the area is too small to burn off. TM to contact the bush for ever people to request if they might be interested to look after it.

7. Capital Works

- a) SD advised that no items in this year's Capital Works submission were successful.
- b) Capital works approved for lighting in Sir James McCusker park over the next two years.
- c) Look out platform at Foreshore Park will not be wheel chair accessible. Path down to the beach was established before the new rules came in to being. Not feasible for the city to make the pathway suitable for disabled access.
- d) SD appealing for capital works for 2018. Hard pushed to find probable causes. Council declined exercise equipment, as they will only consider placement in big parks.

8. Restrictive Covenants

- a) No matters to report.

9. General Business

9.1 Content for next newsletter

Discussed in Item 2.

9.2 Meeting venue

The Satterleys Land Sales office-meeting venue will only be available until the property is under offer. Options to consider are the Community Centre in Currambine and Burns Beach Bramston Park Community Centre.



Concerns raised on availability of first Tuesday of every month. MM requested a venue that is wheel chair accessible.

9.3 Local Structure Plan Amendment

Satterley lodged local structure plan amendment to be advertised for local comment. An application is being put forward to change the structure plan before any developer proceeds with a development application.

10. Round Table Submissions from meeting attendees

10.1 Roundabouts

MM questioned an update on roundabouts. Observed traffic lights push button out of reach kerb prevents MM to get closer to pole. BG to provide update on roundabouts.

10.2 Fisheries Department

MM advised visit to her home from the Fisheries Department as we are approaching Abalone season to report suspicious sightings of illegal fishing especially at night.

10.3 Capital works

It was suggested spotlights could be considered on the beach. MM seconded the idea suggesting solar lighting on Foreshore Park could be considered under the shelters. Committee favoured the ideas.

11. Meeting Closure

The meeting closed at approximately 8.55 pm.

Next Meeting

The next meeting is diarised for 7 pm on 7th of November 2017.