



Iluka Homeowners' Association Inc.

Minutes of Committee Meeting

Meeting Date: 07/11/2017

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 7.16 pm. A quorum was declared. Apologies were received from IM. SD chaired the meeting.
- b) SD welcomed Committee Members and thanked them for returning.
- c) SD welcomed a visitor to the meeting.

2. Acceptance of Minutes from previous General Meetings

- a) Minutes from October meeting were circulated. SD advised minutes would stand over to be proposed for adoption by email alternatively at the next meeting.
- b) Matters arising: MM noted correction of Shenton Avenue to Marmion Avenue Financial report page 4.
- c) TM advised PA system no longer operational.
- d) TM will invite Bush Forever People to make contact with IHOA towards the end of the year.
- e) SD noted no other matters arising.

3. Social Events

- a) SD thanked the committee for their support in assisting with Halloween. SD advised approximately 1100 lolly bags were used this year.
- b) SD advised the left over lolly bags of near a 100 were donated to the Pat Spears Centre in Heathridge, which they were delighted to receive.
- c) SD observed the coffee van and hot dogs vendors did well and that we may have to consider an additional food vendor for the next event.
- d) Complaints were noted from the committee of visitors trampling through the garden beds on Serena Way and drive by cars throwing eggs at some attendees.



- e) KC was concerned in the interest of public safety, noticing some residents walk their dogs without leads on.
- f) JS advised gold coin donations on the day in aid of the Alzheimer Research raised \$899. A donation from TM brought the total to \$950.
- g) SD gave an overview of the Dogs Day Out preparations. Permit expected the following day. Will enquire with the CoJ in regards to water for Aussie Pooch dog wash. Support for a trampling sign to prevent people cutting through garden beds on Serena Way. Advised the CoJ will have a Ranger in attendance to answer questions from residents. BG will obtain brochures from CoJ on dog behaviour. Committee approved the Home Owners Association's contribution towards a hamper prize. JD to purchase the prize and IHOA to reimburse.
- h) SD invited committee members to volunteer support in running the event. MM, JS, BG, KC nominated in support of the event.
- i) BG advised he would speak to his neighbour who might be able to assist with connections to the RSL.
- j) SD advised additional bins have been arranged with the CoJ and will be delivered by Friday.
- k) SD advised cost of permit & toilets
- l) SD confirmed park was booked for Easter 1 April 2018.

4. Correspondence

- a) MK 8th October invitation from former Hon. Troy Pickard to attend farewell from council. SD to attend.
- b) 9th of October complaint received from a resident. Residents' property full of weeds asking for support from the IHOA. SD inspected the rules of the Association and could not find any rights for the Home Owners Association to intervene in the matter. KC suggested a polite notice. MK seconded. BG to draft a standard letter. It was suggested that we could enquire with other SAR Home Owner Association members to learn how they may administer such matters. The committee discussed if the property is tenanted whom should the complaint be submitted to. TM questioned the authority the IHOA might have in that instance and who makes the decision if not in our constitution. KC suggested if the party at fault is someone elderly we could suggest Task Force. It was agreed an article in the Newsletter could be worthwhile to address the matter. BG noted letterboxes are very full.



- c) 16th October resident offering help with Halloween.
- d) 18th October Coffee Van offering their services for future events.
- e) 23rd October Joondalup Community Directory. SD confirmed up to date.
- f) 25th October notification payment of membership fee.
- g) 29th October email from resident offering help with Halloween forwarded to SD.
- h) 30th October notification payment of membership fee.
- g) 6th November resident replied to letter from association in relation to payment of fees. Claims house has sold repairs took longer than expected and sale fell through. MK to respond requesting the address as hadn't been advised.
- h) 6th November email lost keys found.
- i) 6th November email offering coffee van for Dog Day Out. MK forwarded to JD. Coffee Van already booked for event however if registered with the city we may keep note of record for future events.

5. Financial Report

- a) JS updated committee on October figures with 5 settlements recorded.
- b) Account balances tabled.
- c) JS advised majority of expenses were towards costs for Halloween namely, lollies, newsletter, permit for the city and balance of payment for the gym bus.
- d) SD submitted account for refunding of payment and requested JS identify bond payment separately in records when repaid.
- e) SD advised overpayment which has since been returned.
- f) SD advised additional bond was required to be paid to the CoJ. SD has made this payment.
- g) SD issued 15 reminders for membership fees.

6. Maintenance

- a) SD advised maintenance very well overviewed with NJ of CoJ at meeting preceding the committee meeting.
- b) It was reported the expensive grass tree at the car park of Sir James McCusker Park is dying. MK suggested removal and look at it again in winter with the replanting program.

7. Capital Works

- a) No matters to report.



8. Restrictive Covenants

- a) Restrictive covenants stand over IM will return to December meeting if any updates.

9. General Business

9.1 Mixed Use Development Site

Has not been much new information. BG noted advertising period for comment close on the 8th of November. BG looked at the application and LDP's considered. BG neither had a mandate to make a submission to support or oppose. Main area of concern would appear to be the potential height if increased. Noted current Structure Plan supports three storeys and is zoned R60 with 3500 net lettable commercial space. LDP denoted 4th Storey is being proposed for visual impact. 4th Storey proposed for lower West side. Parking proposition ratio of 1 per 30m² of commercial floor space. Potentially 165m² of parking bays with a yield of 200 units. Current zoning permits the yield of 200 units. Current zoning provides for 1 parking bay per unit. CoJ may want to get responses for December council meeting. Even if council recommends the proposal to WAPC, WAPC still has to complete their assessment to support the proposal. City cannot approve a higher order plan. If all approved then the developer will have to put in a development application. BG invited committee to advise if the IHOA is going to submit a response. BG reviewed the document. Only objective was for a village centre, which the applicant proposes to be deleted and to solely rely on the current town-planning scheme. This is concerning as the more generic adoption may not be adequate and may need to be addressed. Committee discussed concerns in its limited powers whilst supporting to do what is best for the community. JD suggested a letter that addresses the requirement for the development to keep within the suitability of the Iluka demographic. BG will draft a letter requesting the development to keep Iluka at its core within the standard.

9.2 Newsletter

Tabled to be discussed next month.



9.3 Change of Venue

SD advised this would be the last meeting at the Satterley's land sales office as the property has now been sold. Applied for Currambine and Bramston Park Community buildings. Bramston Park advised they have several bookings availability for every first Tuesday of a month may be a problem with other regular Tuesday bookings.

10. Round Table Submissions from meeting attendees

10.1 Plantings Serena Way

Visitor commented on issue raised earlier in preventing access to garden beds by the committee considering the installation of poles or bollards. TM noted the concern is usually associated with the running of events. JD circulated an image from another shire for a revegetation site warning that may prevent people cutting through new planting areas. JD will send image to BG who will take the suggestion up with the local shire.

10.2 Removal of bushes near Zone 5

Visitor is a concerned resident that lives near zone 5. Since removal of bushes along Marmion Avenue his backyard looks straight out and he has noticed a lot more noise with their security risk being elevated. Visitor enquired as to if there are plans to replant and passed images around. MK advised that we would request CoJ to plant trees and discuss if we can get bigger trees in their winter planting program. MK advised some planting and retic had been done. The committee had approved the removal of the dead and dying shrubs and build-up of rubbish due to it being unsightly and presenting a fire hazard. Visitor noticed with the removal of the trees there is nothing preventing the pine needles from dropping into his yard. BG suggested we might have to consider other plants along with the bottlebrushes that went in. MK advised when planting gets to a certain age it needs to be re-established. TM requested if we should be warning residents before removal. MK advised it does not suit the efficiency of running the maintenance program for the greater benefit of the community and causes issues to completing works to verges. SD seconded that we will be doing more plantings. BG noted the CoJ is experiencing some problems with their leafy street programs with approximately 40 trees a week being vandalised costing the city in excess of their projections.



10.3 New Committee members

SD invited visitor to come along to our next meeting and consider joining the committee. SD obtained visitor's details to update the register.

10.4 Roundabouts

MM requested an update. BG advised an email was sent to MM. EE was personally involved with it. BG will resend email to MM.

11. Meeting Closure

The meeting closed at approximately 8.30 pm.

Next Meeting

The next meeting is diarised for 7 pm on 5th of December 2017.