

Iluka Homeowners' Association Inc.

Minutes of Committee Meeting

Meeting Date: 07/08/2018

Venue: Currambine Community Centre

In Attendance & Apologies

As per attendance sheet

1. Welcome

- a) The meeting commenced at 7:00 pm.
- b) [SD] welcomed Committee members, visitors and declared a quorum.
- c) [SD] introduced [JH] and [NJ] (from COJ) to the visitor.

2. Acceptance of Minutes from previous General Meeting

- a) Minutes of July meeting were circulated and approved earlier in the month.
- b) There were no matters arising.

3. City of Joondalup Presentation

[JH] gave a brief introduction to himself and [NJ] and noted [NJ] had put a lot of work in to this FY's project. Circulated SAR map areas to the committee. The City's success rates are measured from a percentage perspective. An aerial view together with a summary of the works to be performed was provided to ensure allocated budgets are met.

[NJ] Noted he is still working with the COJ on knowing the current reserve balance and as soon as that is resolved then we can continue. It was mentioned there may potentially be additional funds. [NJ] ran through the diagram numbers in order:

N0 1: Delayed - missed the opportunity for tube planting. Not all garden bed areas are irrigated. Long term planning is not progressed throughout the estate.

N0 2: Commencement - roundabout on Shenton and Marmion is aging. Previous works extended the life out of that roundabout by about 4-5 years. Confirmed the area is irrigated on bore water. There is logic as to why it was retained in the SAR as it is a focal point into the estate. [SP] Observed it borders onto two other suburbs and questioned as to why that was retained in the SAR. [NJ] Commented relatively low cost to maintain and that it is an important entry to the suburb.

[MC] Questioned as to the amount specified under N0.2. [NJ] Confirmed the observation and advised the correct totalling plus mulch cost.

N0 3: Garden beds were previously ripped out. Section contains dry and barren areas. Sample of Bottlebrush has survived so we will look to install Bottlebrushes here. There is no irrigation, so these plants are considered suitable. [LS] Commented on the footpath that is falling into disrepair.

N0 4: Previous upgrade works were carried out. [NJ] Proposed at last median island to remove plants, box out to curb and replant. Recommended all the way along Naturaliste Blvd to be the same. Cost would include mulch.

N0 5A: Sprinklers on either side hitting the shrubs preventing proper irrigation of the garden bed. Require better coverage for the sprinklers. Remove shrubs and not replanting. Putting wetting agent application prevents area from becoming hydrophobic. Focus on the entrance of the estate by keeping it turfed; applying the consistent theme on Silver Sands Dve. Could potentially do it in stages approaching the roundabout of Naturaliste Blvd.

N0 6: Irrigation in this area is not operational. Box out garden bed and the COJ to provide a tree for which space was identified on the southern end. COJ will maintain a tree planted using the water truck. Paving has recently been repaired in this area and there is no need for irrigation.

It was noted She-Oaks were planted throughout the estate causing concerns with residents and needles dropping into gutters. As these are aging they are being removed. A lot of the irrigation has been damaged by the She-Oaks and it has also been noted garden beds are all elevated because of it.

N0 7: Bobcat to rip out excess soil to prevent mulch from spilling over onto the road. There are three trees on water truck list. The area has been identified for tube planting Banksia stock.

[JH] Capital works – Advised irrigation works are being done and can be done under the capital works programs such as the recent works on Shenton Avenue and Naturaliste Blvd.

N0 8: Olive trees do drop olives. Have put over mulch previously but has led to a built up of mulch. [JH] Suggests boxing out – scenario of a narrow area 1 meter and a half, which likely means you will lose all that but its already quite high. [IM] Wanted to qualify what boxing out means. [JH] Suggests drop the level of the dirt to the tree roots area or if possible lose that level of soil within the garden bed area or otherwise will box out to the right depth to remove excess soil which then gets taken away from site.

N0 9: James Mc Cusker Park top of playground area. [NJ] Noted plants are trampled and suggests for the area to get boxed out and returfed. Advised the cost to remove the bollard was rolled into it.

No 10: Tiwi Ct – Banksia, removal and box it out. [JH] Advised it would be best to keep it in the SAR area although technically the Sports Association's responsibility as if it was excluded the area could fall into disarray.

No 11: Box out and replant. Not a high priority. [NJ] Explained when the developer originally installed plants they were planted very close together. [MK] Requested what [NJ] proposes to plant. [NJ] Advised low growing shrubs similar to those along Burns Beach Road. Could leave it for another few years but suggests it would look better if it's all consistent and done at the same time.

No 12: Median Islands or caps. Does look OK but could be maintained at a lower cost if replanted. Issues we have is when new houses are being constructed the irrigation and plants can get damaged as contractors don't take care.

Zone 7: [LS] Commented she noted drive through tracks. [JH] Suggested Cook Island Pines are more compact for streetscapes and are all through the median of Shenton Avenue. [JH] Noted to arrange to fix the mulching caused by vandals.

No 15: [NJ] Moonflight area had previously been upgraded. Has been pushed back before.

[SD] Requested to be advised how much money we have to spend and invited the anyone on the committee to put forward any questions.

[BG] Should the totals be the same. Confirmed.

[JD] Questioned if we wait until the last few residences have finished construction along Burns Beach Road - North. [MK] Queried the cost for those two garden beds. [NJ] Explained the area requires boxing out up to 300mm and that there is damage to the irrigation which is included in the cost. Decided best to continue with the area to maintain the overall boundaries of the estate.

[BG] Queried the Commercial sites. [SP] Questioned if these areas would be part of this. [JH] Suggested it is important from the committee's perspective to put forward a proposal during the next FY for a proper design such as a landscape master plan and advised the COJ will pay for an architect. Aim would be to reduce the mowing along Marmion Avenue and for the arterial medians to be upgraded. The upgrade will be paid for by the SAR. Circulated the account of the SAR to committee members. Suggested a proper design such as a Master plan to achieve continuity throughout the estate.

[JH] Referred to the last line item on trees. Overview figures by November 20 to confirm the service review document. Issues in the estate – suggesting it will increase significantly.

[JH] Circulated highlighted map area. Bush land – Banksia retained bushland. Previously deemed as bushland but have come up with a proposal. Suggests the blue areas could be landscaped, adjacent the car park. Advised fenced areas will

never go into the SAR and Banksia needs to be retained. Proposed to put these areas in the SAR, as currently can't maintain these areas and this will allow for at least a minimum of weed spraying being maintained. If the area is included we can collect funds, spray and landscape surrounds. It was noted Satterley planted natives and that the corner of Moonflight and Delgado does have reticulation. [SD] Will have to declare an interest. [SP] Suggested to bring these areas into the SAR and confirmed cost to maintain. What is the maintenance now? [NJ] noted Satterley's always maintained it as their sales office was on Delgado. The car park is a focal area and the scope of works would be to rip out all the trees that are in there that are not native. [JD] Expressed concern over native bird life as it is an important aspect of the estate [JH] Confirmed bird life will not be affected.

[JH] In addition, requesting funds for mulch to top up the estate. Naturaliste Blvd to Coronado Ridge, whole verge off Coronado Ridge needs remulching. Contractors will factor in the ongoing maintenance for weed control. Potential offset savings in maintenance contracts by possibly 10%. 8 years of reduced maintenance. [IM] Requested to know if we need a decision tonight? Negative. [JH] Affects rates and costs. CPI but will pay less than CPI. GVR total grows and as a result the allocation increases. Suggests SAR spreads that between total GVR. [NJ] Advised savings could be had when it goes to tender.

[SD] Put to a vote if the committee are all in agreement for the proposed works as circulated. The committee voted all in favour and approved the budget.

[SD] Advised to decide at a future time on the Cook Island Pines required for May 2020. [JD] Confirmed quantity on the Cook Island Pines. [NJ] Proposed 40 be put aside. [JH] Suggested to have a look at the hard copy plans, see the areas and invite questions. [MK] Requested to know if all the areas are coming into the SAR. [SP] Commented and recommended it be considered in line with the longer vision plan. [JH] Advised Jacarandas establish well for a long-term approach and tree maintenance will not be a SAR cost. Proposed to break down maintenance expectations and have a further meeting onsite. [SD] To contact [JH] and thanked [JH] and [NJ] from the COJ.

4. Social Events

- a) AGM proposed for the 11th of September. Questioned if we can proceed without the notice being amended. [IM] Explained if changes only are required by the constitution – you don't require a special resolution. Not voting on whether members will accept the changes but to be make sure they fit in. If we are concerned, then we can have a flyer for a Halloween special general meeting preceding the ordinary meeting.
- b) Quote to get it ready for delivery.
- c) Halloween booked two ordinary and one disabled toilet [SD]
- d) [SD] Dog Day to book toilet facilities two ordinary and an extra dog waste bin.
- e) A subcommittee meeting will need to reconvene to discuss preparations for Dogs Day. Noted [SD] away 15-30th Sept.

5. Correspondence

- a) [MK] Email correspondence received was tabled.
- b) 6th of July – Letter on caravan issues. Replied.
- c) 10th – Email legal rights to ensure compliance of our rules. Replied.
- d) 11th – [MK] volunteering to help assist with dealing with association rules.
Discussed under Item 8.
- e) 12th Email – Resident questioning the associations authority. Questions arose from the newsletter. The committee questioned if the resident either shares the concern or if the resident is questioning the association.
- f) 23rd email – forwarded to [IM].
- g) 4th August – Membership letter to owner requesting payment.

6. Financial Report

- a) [SD] advised there were 7 Settlements in July.
- b) Received back bond paid to the COJ for a networking function.
- c) Costs towards the newsletter, expenses and business networking meeting.
- d) Working Account Balance and Cash Reserve Account tabled.

7. Maintenance

- a) [MK] 4th Email from [NJ] Turf Renovations – [SD] put it on FB.
- b) [MK] – Email relating to Cook Island Pines. – [SD] Generally supports the idea. To raise at next meeting how many do we put aside.
- c) [MK] Suggested to do them in large sections as part of a longer-term strategy.

8. Capital Works

- a) [SD] 5 Year plan is now available on the COJ website. Noted no difference to us. Website reports another café is approved with parking by burns beach.

9. Restrictive Covenants

- a) [SD] Would love someone to take on this role. [IM] Explained a subcommittee can form from time to time and the committee will need someone to chair that. Interest was expressed from [MC]. [BG] Expressed a general interest in ensuring a precedent is maintained.

10. General Business

- a) Mixed Use Development Site.
[BG] Some information has come through requested a reference link be considered to the IHOA website. [SD] Approved.
- b) Newsletter
[SD] No matters to report.
- c) Business Networking Proposal
[IM] Next meeting not yet advised.

10. Round table submissions from meeting attendees

- a) None.

11. Apologies

a) None.

12. Meeting Closure

a) The meeting closed at approximately 8:54 pm.

13. Next Meeting

a) The next meeting will be held at 7 pm on the 4th of September.