

Iluka Homeowners' Association Inc.

Minutes of Committee Meeting

Meeting Date: 02/1/2019

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 and thanked the committee for a good number in attendance, declaring a quorum.
- c) Minutes of the December meeting was circulated and approved by [MC] and seconded by [BG].
- d) [SD] requested to know if there were any further updates on the matter of the speeding issues on Burns Beach Road raised at previous meetings. [KC] Advised the speeding has not been heard as much anymore. In the absence of some committee members living adjacent the site there was no further update at this meeting.

2. Social Events.

- a) Charity Recipients. In the interest of eligible charities to receive donations from funds collected through community events held throughout the year [IM] proposed Fostering Hope WA as a recipient and suggested we adopt a time limit where after we could re-evaluate the elected charity. [SD] Did not know if we would want to change the charity too often as that would require changing the signage every time. It was suggested we could nominate a charity at the AGM and the residents could then decide by casting a vote which charity the association should donate the funds to on an annual basis. [SD] Expressed some concern as only the residents that attend would nominate and there would be a cost to reprint the beneficiary on marketing signage annually. [TM] Requested if the chair or treasurer could present a report at the AGM.
- b) [KC] Questioned the names of the charities we supported in previous years.
- c) [IM] Advised historically the Homeowners' Association supported the McCusker Alzheimers Foundation due to their association with the Sir James McCusker park. The McCusker Alzheimers Foundation has since changed its name to Australian Alzheimers Association and so is no longer is relevant, the McCusker Foundation does not accept donations. The committee felt it was important to align future donations received with charities in support of children and to have some representation or representatives of the charity at our events.
- d) [TM] Suggested we need to improve the way in which we promote our association with the charity of choice so there is an expectation from the community in making a donation. People are drawn to our events from a

large area and we could increase the profile of our association alongside that of the charity. [SD] Commented although we are restricted to not market outside of Iluka, we could increase the visibility of our association with the charity of choice in our marketing material.

- e) [IM] Recalled that originally the association was running events without collecting donations, but residents made a gesture to want to donate so we started raising funds benefitting a charity.
- f) [TM] Commented we should not have to rely on a charitable organisation being required to attend our event and did not think it should be important in the selection criteria.
- g) [IM] Pointed out we could aim to have more representation from the charity we support, as the more credibility would increase the support from the City of Joondalup and from the wider community which would benefit the IHOA.
- h) [BG] Noted he would assume most charities would send someone as done in other fund raisers. [TM] Commented it would depend on what is feasible for the particular organisation.
- i) [IM] Questioned if the size of the donation is relative to the size of the charity. For example, a local charity may be more appreciative of the donations which may not be impactful with much larger organisations.
- j) [SD] Advised we would need to consider the cost to reprint the signs. At an approximate \$60 - \$70 outlay it would be more justifiable if the cost was perhaps spread over 3 years this would also ensure continuity.
- k) [IM] Advised the proposal was initially for a 12-month period, however we could reevaluate and select a charity only ever few years. [SD] Proposed the charity of choice to be selected for a three-year term.
- l) The matter as to which charity the homeowners' association would like to align with was put to a vote. Starlight Foundation received 2 votes, Make a Wish Foundation received 3 votes, Fostering Hope received the balance of and the majority of votes. [SD] Suggested that we proceed with the proposal for the local charity. The motion was carried, Fostering Hope WA was accepted as the elected charity.
- m) [TM] Commented as the homeowners association is quite small in comparison to other not for profits or charitable causes, we should not expect too much promotion from a large charity. The association has more of a chance of making local news by helping in a physical way rather than just a monetary way if we chose to, which could link in with a smaller charity. [TM] Suggested we trial the charity of choice for an initial 12 months. [JD] Suggested we do some research on the charity of choice to ensure they are registered and will make some further enquiries. [JD] To report back to the committee. The committee agreed to make the selection of Fostering Hope subject to its charity status being verified to the satisfaction of the committee.

3. Correspondence [MK]:

- a) [SD] Advised [MK] is away on holidays and will run through the reported maintenance.
- b) [SD] Troubleshooting the mailbox with [SDr] to delete 2016 emails as the mailbox is full and is rejecting emails. A complaint has been received from a settlement agent as the emails bounce back.

- c) [BG] Proposed [GH] has a look. Discussed various mail servers and if the response from [SDr] is not satisfactory then [GH] will be happy to be involved in finding a solution.
- d) 5th of December an email from a settlement agent was received requesting a letter of no financial interest by the home owners association in response to the caveat.
- e) 7th of December an email was received advising a membership fee had been paid.
- f) 10th of December there was an email from a settlement agent requesting our bank details.

4. Financial Report

- a) [SD] Advised [JS] is absent and [GS] is not well in hospital. [SD] to run through the financial report.
- b) There were 6 settlements in December.
- c) The working account balance and cash reserve account was tabled. The only expense for the month was for the Dogs Day Out.

5. Maintenance

- a) [SD] Reported on maintenance in the absence of [MK] An email was received from [JH] of the City of Joondalup with an update and drawings incorporating the new areas of James McCusker Park.

6. Capital Works

- a) There were no matters to report.

7. Restrictive Covenants

- a) [MC] Reported a list of letters has been compiled to be sent at the start of the year.
- b) [KC] Queried the number of letters that have been prepared. [MC] Replied approximately 8 letters are ready to go out but one member has since moved their boat to which end it was unclear if the boat was moved in response the rules of the association and or if the resident took the boat away over the holiday period.
- c) [MC] Advised we will use the ranger services first and foremost wherever it seems possible.

8. General Business

- a) Mixed Use Development Site.
No further update.
- b) Business Networking Proposal
[IM] No further update.
- c) Rules of the Association:
[IM] Updated the committee on the rules of association. The amendments from the last few meetings have now been incorporated. In speaking with

[SD] on the Brightwater development, it should be considered whether we insert a requirement in the rules of association to be inclusive as the objectives of the association is to be an inclusive association.

It was required to insert a new type of member being someone who has a lease for life. The following was proposed:

Type A – An associate member will be someone who has signed a lease for life and is on the electoral roll as living in Iluka and who do not have an interest in a lot. This new type of membership will allow that member to become a member. It is proposed Type A members do not have voting rights at an AGM or special AGM. Where Type A members refers to a scheme/development there will be a limitation that only two Type A members will have the ability to join the committee and as a committee member to vote. One of the two positions will be reserved for the entity who owns the lot.

[KC] Queried if this type of member will still be required to pay the \$110 SAR levy whilst not enjoying voting rights.

[IM] Recommended they pay a fee for joining the association.

[SD] Advised the developers asked for a discount, so it is a bit of give and take given these members will not be full members.

[IM] Stated that at the moment the draft rules refer they shall pay a fee, the committee could decide the fee, which is to be agreed later.

[GH] Queried how would HELM differ? [SD] Advised as they are proposed strata lots each one would be an owner and thereby become a member.

[IM] Commented that all the businesses down there could join if they would be interested.

[SD] Advised as these lots are commercial, they are not obliged to join the home owners association and we are not able to lodge a caveat on their land. We could approach them to become associate members.

[JD] Suggested we could consider raising a levy driving improved amenities to this part of the estate.

[GH] Suggested we could look at the Angove Drive, Hillarys concept plan as a model.

[BG] Noted that the Hillarys property is experiencing problems for the City especially with parking. There was some general discussion about the recent Hillarys development.

[SD] Advised all parking is meant to be contained within the site. In reference to the supermarket two rows of parking will be provided. Further updates will be provided as it happens.

[SD] Question if we are still going to meet the time frame to hold the special meeting in March.

[IM] Question whether he is to remove the expulsion of members clause. [TM] Requested an explanation as why you would expel a member. [M] Advised we are required to determine a model rule, whilst we may not be able to expel a member the suspension of members we could entertain. Each member has a right to turn up at a committee meeting however if they for example misbehaved then we could suspend that member.

[IM] Advised we could change the percentage required to have an AGM. Each household can have two members therefore you only need half as many households to call a meeting. At the moment it is a requirement to hold a meeting at 5% of members and it may be 10% of members to call a special general meeting. [IM] Expressed concern that the more you require to have the less likely it will be for people to get involved. [BG] Clarified although two owners may become members, they collectively only receive one vote for one lot.

It was suggested to amend the requirement of have 10% of members to call a special meeting to 5%. The matter was voted on and all were in favour. The motion was carried.

[IM] Questioned if the rules should include new associate members?
[MC] Suggested [IM] to email the proposal as discussed before a decision is made. It was confirmed to stand down for the moment.

[IM] Introduced Rule 9.3 which will allow the Chairperson to approve payments not exceeding \$100 to be paid without the prior approval of the committee. [IM] Believes the proposal to be fair as it will assist in small expenditures and require a delegated financial authority. Any such expenditure should be reported by the Treasurer.

In regards the rules of association draft [SD] commented if [IM] could get that out, then we can get the notices printed and delivered. [IM] Advised what we will send them is a notice of change and the website will contain the marked-up version.

9. Round Table

- a) [JD] The Secretary tendered his resignation. [TM] Advised she will provide support for the next meeting on the 5 February in taking the minutes. [SD] Will email the committee members and volunteers seeking to fill the vacant position.
- b) [BG] Noted a smash on the corner of Naturaliste and Shenton Avenue and reported the matter to the Police.

10. Apologies

- a) The Treasurer [JS] will be away from the 13th - 25th [SD] will manage the financial administration and correspondence during this time.

11. Meeting Closure

- a) The meeting closed at approximately 8:37 pm.

12. Next Meeting

- a) The next meeting will be held at 7 pm on the 5th of February 2019.