

ILUKA HOMEOWNERS' ASSOCIATION INC
MINUTES OF COMMITTEE MEETING HELD JUNE 04, 2019
VENUE: CURRAMBINE COMMUNITY CENTRE, CURRAMBINE

In Attendance & Apologies:

As per attendance sheet.

1) Welcome

- a) The meeting commenced at 7.00pm.
- b) SD welcomed Committee members and declared a quorum.
- c) Minutes from April meeting will be sent out by email as soon as possible for approval.

2) Social Events

- a) Halloween (31/10/19). SD has booked Lions (sausage sizzle), the Animal Farm and the Gymbus. SD proposed four portable toilets which was voted on and agreed. SD has also emailed the woman with the coffee van and has had no reply as yet. SD proposed a singer in the amphitheatre – the singer from Dogs' Day Out. BG suggested a face painter. MC suggested games of some kind. LS to look into Lions singers. SP suggested advertising on Facebook – which SD will follow up on. All to be discussed further next meeting.
- b) Burns Beach Carols. LS and SD had a meeting with Burns Beach Association. It was noted that Burns Beach would like to do it with us but would require us to organise a lot of it. LS said this would be very expensive, as Burns Beach used numerous contacts including a friend who provided sound and lighting last year. It may prove costly and would require committee members to assist to run it. The 7th December was the suggested date. There were thoughts that there were perhaps too many Carols around that date and it would become confusing for Iluka residents. After a vote, it was decided not to go ahead.

3) Correspondence (MK)

- a) 09/05 A request for a copy of the Association Rules from a potential new resident. MK pointed to the website. IM to check site for the new Rules.
- b) 13/05 A complaint re a letter received about their motor home, thinking it had been instigated by a neighbour. MK received the reply from MC but has not as yet sent it due to problems with email account.
- c) 28/05 A complaint from a woman threatening legal action for harassment. We will deal with that accordingly when we receive communication from their legal representative.
- d) 03/06 An email re victimisation after receiving a letter from MC. MC to write a reply.
- e) MK will keep trying helpline re emails. He suggested changing the host for the website and email account to receive better service. GH said this would be costly, but he would talk to SDr from existing host after 18th June, when he returns from holidays.

4) Financial Report (JS)

- a) Eight Settlements for May.
- b) Expenses – Easter and Gymbus deposit.
- c) Closing Balances – Cash Reserve and Working Account balances tabled.
- d) SD to raise an Invoice for Satterleys.

5) Maintenance

- a) CoJ have removed olive trees along Coronado Ridge and have replaced them with Pistachio Trees.
- b) SD, GH and AE met with James Hamp (CoJ) re the Sports Complex surrounds. The verge does not present well as it is not part of the SAR. The mowing cycle at the moment is three weekly winter and summer. GH informed JH that we would like to consider it to be included in the SAR which is once weekly mowing in summer. JH said this would incur a 5% SAR increase but would review the matter in October for the summer. It was decided that:

- i) The Committee would monitor the condition of the grass over summer based on the advised 3 week mowing cycle before finalising a decision on its inclusion in the SAR scope.
- ii) The long grass around the base of the trees needs to be sprayed with chemicals to improve presentation.
- iii) The verge area between Tiwi Court and Cardiff Gate is poorly maintained even though it is included in the SAR scope and needs to be brought up to the SAR standard.

Action: MK, SD or GH (as appropriate) to communicate the above points to JH and thank him for his quotation.

New trees have been planted around the sump which is a good result.

- c) GH informed that to date only two of the five parks in Iluka have come under the formal assessment process. All five will now be part of the assessment and GH has asked to attend the next inspection.
- d) KR referred to correspondence from a resident regarding dead plants in the NW corner of Discovery Park. KR could confirm this was the case. SD to look into with CoJ.

6) Capital Works

- a) SD has letters of support from Brightwater, Helm Living and Iluka Plaza regarding a footpath from O'Mara Blvd to the coast. SD to keep in touch.

7) Restrictive Rules/Covenants (MC)

- a) Only four from the original 18 letters posted are still ongoing. One property is a rental but a letter has now been delivered to the owners. Two have not replied. One referred to in Correspondence above, says she has commenced legal proceedings. If she has, we will deal with that accordingly when we receive communication from their legal representative. It was suggested that perhaps someone from CoJ could mediate. BG to look into with the CoJ. IM said the new Rules say the Committee can mediate. AE was going to get quotes from external lawyers – it was suggested we wait until the July meeting for that outcome. MC will not be here for the July meeting but here for the AGM.

8) General Business

- a) O'Mara Blvd Plaza has been approved and is underway.
- b) Brightwater (Aged Apartments) and the 24 Helm Apartments have also been approved.
- c) IM advised that the New Rules of the Association have been accepted and are now in use.
- d) The date for the AGM is Tuesday July 09, 2019. AE, DB, JS and BG will all be away. SD to send proxy forms.
- e) SD advised that the Newsletters are now being delivered.
- f) JS asked IM about the list from CoJ of home owners. IM has not heard and will again email the CoJ.

Meeting closed at 8.30pm.

Next meeting will be held at 7.00pm on Tuesday July 02, 2019.