

Iluka Homeowners' Association Inc.
Minutes of Meeting held on
5 August 2025
at Joondalup Sports Association, ILUKA.

Item No.	Summary Notes of Discussion	Agreed Action
1.0	MEETING OPENED	
	The Chairperson SP, opened meeting at 6.30 pm.	
1.1	A Quorum was declared.	
1.2	The Chairperson welcomed visitor and committee members.	
1.3	Apologies – see above	
1.4	Minutes of the July meeting approved by TM, seconded SP. Agreed by all.	
2.0	MATTERS ARISING from the last meeting. NIL	
3.	SOCIAL EVENTS SUB-COMMITTEE: (BGd, SS) <u>Suggested dates in planning for Music in the Park:</u> BGd to liaise with interested musicians regarding possible availability for four musical events in the park between late October '25 and February '26. Portable toilets to be booked once dates are in place. BGd to check the possibility of ordering them through the Black Friday sales. Support roles and responsibilities to be delegated to committee members once dates are finalised. <u>Easter:</u> BGd has booking information listed with CoJ and will book SJMP and complete required CoJ paperwork. SS will plan the roster, organise the volunteers, purchase chocolate eggs and make Easter bags.	BGd BGd BGd SS
4.0	CORRESPONDENCE July (SUB-COMMITTEE: SP) - Website updates completed. - Website hosting invoice. 13 emails related to membership forms, settlement, and sales advice. 6 emails confirming AGM attendance 2 emails re restrictive covenants - Advice from Westpac re changes to business accounts - Email from CoJ advising Community Funding Program round one opens soon	
5.0	MONTHLY COMMITTEE FINANCIAL REPORT (KR)	

5.1	JULY 2025 Current account – opening balance Income Membership payment (16) Transfer from cash reserve Subtotal Income: Expenses Webhosting National Storage K Robinson Reimbursement R Colquhoun Reimbursement Sub-total Expenses: Current Balance (from statement) Cash Reserve - Opening Balance from previous report Interest earned June Interest earned July Transfer to Current Account Current Balance (from statement) Debit Card - Opening balance (from previous report) INCOME - EXPENSES - Current balance (from statement) \$ 2,463.38 1760.00 .00 \$ 1,760.00 27.45 57.50 296.21 126.32 \$ 507.48 \$ 3,715.90 \$ 38,714.32 26.58 25.68 00 \$ 38,766.58 \$ 577.32 0 0 \$577.32	
6.0	SAR/MAINTENANCE/ CAPITAL WORKS (SUB-COMMITTEE: (GH, DT, SP, IC) SAR Contractual Current SAR Service Agreement 2025-28 and Annual Service Review 2025-26 are published on the IHA Website. Financial 2025-26 SAR Budget is \$426.6k July Financial Report not received from CoJ SAR Deliverables Landscape upgrades 2025/26 in planning phase. Discovery Park landscape upgrade. (CoJ proposing to trial Mineral Magic at their cost, which is an additive to support water saving and plant growth) Entry Statement landscaping upgrade corner Marmion and Shenton Ave SJMP landscape upgrades (Phase 2) Surplus Landscape upgrade funds (If available) would be used to continue Iluka perimeter landscape rejuvenation from Kallatina Drive. SAR Performance KPI. Quarterly Inspection scheduled for 17 September 2025.	
7.0	GENERAL BUSINESS	

7.1	AGM Report: The Chairperson (SP) thanked all members of the committee for their contribution in preparing for the AGM (which was well attended), and for their attendance. SP reported that the police were very apologetic about not attending the AGM as scheduled, however, explained that the AGM had been incorrectly diarised for the Friday. There is no written police presentation as this was to be a planned discussion. It must be noted that Iluka is seen as a safe suburb, however as in all locations, it is recommended that people lock up homes and cars, ensuring that valuables are not visible in vehicles. The Committee may try to organise the police to attend one of the IHA meetings in the summer months.	
7.2	Police have responded to resident concerns about the speed of vehicles on Naturaliste Boulevard and had installed speed detectors and warning signs on Naturaliste Boulevard (near SJMP and Manhattan Boulevard) for approximately one week.	
7.3	2025 – 2026 Committee Convenors (in bold) and Sub-Committee Members Chairperson: Steve Pethick Deputy Chairperson: Marucs Etto (attend to emails) Treasurer: Kristie Robinson (backup Leanne Bruce) Secretary (Minutes & Post Box): Tamara McGougan (back up Robyn Colquhoun) Social Committee: Bettina Gould, Susan Sim Specified Area Rates (SAR): Gordon Harrison, Don Taylor, Ian Colquhoun, Steve Pethick. Webmaster: Gordon Harrison, Tamara McGougan	
7.4	Member Registration: Leanne Bruce and Kristie Robinson Signatories: Brian Gray, Leanne Bruce, Kristie Robinson, Tamara McGougan SP raised concerns about several issues related to the IHA Constitution that will need to be reviewed. Committee members are asked, at this initial stage, to read the Constitution and email thoughts to SP.	
8.0	ROUND THE TABLE SUBMISSIONS (not to exceed 2 minutes).	
	- SS thanked the committee for their thoughts, card and flowers on a recent family bereavement. - NM reported a visit from Ag Department Officers at his property checking vulnerable trees for shot hole borer. - It was reported that the body corporate of the apartments next to Iluka Plaza have concerns regarding the proposed additional use of the top story carpark as an outdoor extension to Bar Ole. Suggestion of how to raise their concerns was discussed.	
9.0	MEETING CLOSED	
	Meeting closed: 8.19 pm The next meeting is scheduled for <i>Tuesday 2 September 2025</i>	