

**JACK'S POINT RESIDENTS & OWNERS ASSOCIATION
INCORPORATED ("Society")
Annual General Meeting Minutes
30 November 2021**

Opening

Clive Geddes (CG), opened the meeting, introduced himself and welcomed everyone.

Quorum

Clive Geddes (CG), confirmed a quorum (25 Members), and noted the meeting as open.

House keeping items were addressed.

The Residential Committee were introduced As Ilse Erasmus, Marcus Saxton, Neville Andrews and Simon Taverner.

Dan wells was introduced for the Northern Village Committee.

Mike Coburn was introduced as Chairman of the Area Committee.

Apologies

Apologies were entered for

- Margaret Rahman
- Richard Brabant

Moved as accepted - Chris James

Seconded -Mike Coburn

Voted - Passed

Business of the Meeting

AREA MATTERS – All members can vote

1. That the previous year's Annual General Meeting minutes be accepted as written

(CG), opened the floor for questions - no further matters were raised.

- Moved as accepted – Clive Geddes
- Seconded – Ilse Erasmus
- Voted – Passed

2. Chairmans Report

(CG) noted that the report had been written by Mike Coburn and contributed to by himself and Ilse Erasmus (IA)

(CG) corrected two of the points noted in the Chairmans Report, firstly that Mike Coburn was Chairman of the waste water committee as not Neville Andrews and secondly that the Members withdrawing from the Residential Precinct Committee would be Steve Mclsaac and himself.

(CG), then opened the floor for any further questions or matters rising from the report. None were raised from the floor.

(CG) the proposed that the report be accepted

Moved – John Holland

Seconded – Neville Andrews

Voted - Passed

3. Annual Financial Reports

Matt Harris was introduced for McCullough and Partners.

(CG), asked if there were any questions from the floor regarding the accounts:

Kerry Williams,

1. Questioned how are the administration fees were agreed and set, (CG), noted that Darby Partners managed the Society and that the Management contract was last reviewed 3 years ago.

(CG), further noted that the contract also used to include accounts function but that this had been seperated out some time ago.

(CG), noted that the fee was set on a best practice basis.

(MC), noted that fees charged were a recovery of cost only with no margin included.

Matt Harris from MCP noted that fees were established by means of tender.

(CG), noted that DMLP may review their desire to renew that contract at the time of the new Consitution being implemented.

(CG), further noted that the Constitution was currently being reviewed with the aim to simplify the structure of the JPROA.

(MC), noted that a special general meeting would be held next year to review the proposed amendments.

2. The Quarry – where in the accounts was the income from Quarry activity noted, (CG), responded there was no income from the Quarry and that there had been a long standing agreement in place for its use. The

agreement had been further reviewed and clarified as on a no fee, no liability basis.

Kerry Williams then further questioned whether the JPROA expected to have involvement in the operations of the quarry and a income stream from it going forwards

(CG), noted that the land would eventually be reinstated as the Quarry activity gradually ceased.

(MC), noted that the area was not actually a quarry, it was storage space for material only and that the land was steadily being closed back in.

(MC), further noted that residents had been provided an area of adjoining Developer land for residents parking spaces next to the Quarry and that, the income from those parking spaces went back into the JPROA.

A JPROA member queried whether Health and Safety risks had been considered.

(CG), noted that the current advice was that there is no liability to the JPROA.

3. Kerry Williams then queried the 53k under roading costs for reseal of Matagouri Road with only one home under construction and queried if some of that cost would be recovered.

(MC), noted that the reseal was required as standard maintenance.

(CG), noted that all roading assets has an asset management plan attached and maintenance was prioritised on the basis of that management plan.

Grant McDonald - queried Golf levies and whether these would fall with rising property numbers

(CG), the expectation is that yes, this will fall as more Village properties come online.

(CG) further clarified that the JPROA are required to fund maintenance under the Golf Deeds and that the cost of that maintenance will continue to rise with inflation but that a greater number of the properties to spread the cost over would reduce rates for individual Members, and that the total Golf Levy was capped by CPI.

Steve McIssac (SM), further noted that the amount the golf levy could rise was capped at the CPI index – it cant just jump up but that you would have to have a significant increase in property numbers to dramatically reduce payable amount.

(CG), noted that a schedule showing historical golf levy amount could be provided to demonstrate the increase over time.

Grant McDonald noted the 3.5 million of sinking funds and queried if there were any major costs coming up.

(CG), noted that the purpose of the sinking funds was to cover standard replacement of assets, to enable replacement of assets in the instance of natural disaster and to provide for upgrades in the instance of increasing standards required by external agencies.

(CG), noted that Matt Harris (MH), of MCP had received funds and had deemed them to be sufficient but not in surplus.

(MH) further noted that there were no material outlay for this year – funds are being collected for future use.

(CG), then proposed that the Financial Statements together with the Auditors Report for the year ended 30 June 2021 be considered and adopted.

- Moved - (MC)
- Seconded Chris James
- Voted and Passed

(CG), then invited any question on the Coneburn Water accounts.
None were raised

(CG) Moved that the accounts be accepted
Seconded – Steve McIssac
Voted and Passed

4. Appointment and Remuneration of Auditors

That the Society be authorised to appoint an auditor and to fix the auditors' remuneration for the ensuing year.

- Moved – (CG),
- Seconded – John Holland
- Voted and Passed

RESIDENTIAL PRECINCT MATTERS

5. Residential Committee Members' Honorarium

That the Residential Committee members each be paid an honorarium of \$1,000, subject to their attendance at over 75% of meetings and achieving any other participation criteria the Residential Committee reasonably sets.

Moved – Olivia Day

Seconded – Alan Scoltock

Voted - Passed

6. Election of Residential Committee Members

- a. That the Residential Committee comprises five general committee members.

(CG), noted that (SM) has stood down and would not be re-standing and that he would stand down as an appointed Member.

(MC) then chaired this section of the meeting as (CG), had put in a nomination to re-stand. It was noted that (CG), was then effectively replacing (SM)

No further nominations were received.

- (MC), Moved that (CG), be reelected
- Seconded - a JPROA Member
- Voted and Passed

SOUTHERN VILLAGE PRECINCT MATTERS

7. Election of Southern Village Committee Members

- That the Southern Village Committee comprises four general committee members.

(CG), noted that the Controlling Member vote had been exercised for the election of the Southern Village Committee Members and opened the floor to questions:

Kerry Williams queried whether the proposed Constitution would remove the Controlling Member vote for the Village – (CG), noted that it is too early to say but that subgroup would look at the scope of the Controlling Member as part of the review of the Constitution.

Kerry Williams queried who the controlling Member was,

(CG), noted that in relation to the JPROA it was a company headed by John Darby. (CG) further noted that John Darby had undertaken to review controlling Member status.

(CG), then proposed to elect two general Southern Village Committee Members being

- Mike Coburn
- Steve McIsaac

*The Southern Village controlling member has given notice of their vote and the resolution to elect Mike Coburn and Steve McIsaac is **PASSED***

NORTHERN VILLAGE PRECINCT MATTERS

7. Election of Northern Village Committee Members

a. That the Northern Village Committee comprises three general committee members.

*The Northern Village controlling member has given notice of their vote and the resolution is **PASSED***

b. To elect two general Northern Village Committee Member.

- David Whiteman is rotating off and has been renominated
- Dan Wells has been nominated

*The Northern Village controlling member has given notice of their vote and the resolution to elect David Whiteman and Dan Wells is **PASSED***

GENERAL BUSINESS

1. Olivia Day raised the issue of the Jacks Point to Frankton cycle track appearing to have stalled again and requested that the Committee assisted with pushing this forwards.

(CG), noted that the Wakatipu Trails Trust had approached the JPROA for assistance and that this request would be reviewed by the Committee to see if assistance could be provided. (CG), further noted that the Committee first need to understand the underlying issues.

2. Chris James – queried who has put mooring in below 8th Fairway – (MC), noted that he believed that it was not a mooring but a rock indicator for the sailboat club.

3. John Holland – Queried the ramifications of the Government's proposed 3 waters act for our own water supply.

(CG), noted some real issues in terms of liability for elected members and that the Waste Water sub committee were seeking independent advice on:

- QLDC draft policy on requirements for council to take over water and waste water
- JPROA liability under the proposed change

With no further matters arising, (CG) requested a vote of thanks for the Management team being Steve Murch, Sara Roy and Kezia Evans

Seconded - Mike Coburn,
Voted and passed

(CG), noted the meeting closed at 6.45pm and everyone thanked for attendance.



Signed : _____

Chairman Of the Residential Precinct Committee and the AGM



Signed: _____

Chairman of the Area Committee