

**JACK'S POINT RESIDENTS & OWNERS ASSOCIATION
INCORPORATED ("Society")
Annual General Meeting Minutes
1st December 2022**

Opening

Clive Geddes (CG), opened the meeting, introduced himself, welcomed everyone and thanked Members for their attendance.
House keeping items were addressed
The meeting was noted as being recorded.

Quorum

Clive Geddes (CG), confirmed a quorum (25 Members).

CG, noted that a number of matters were withdrawn from the agenda and read through items that were still to be addressed.

Area Matters

2021 Annual General Meeting minutes
Annual Financial Reports for the year ending June 30 2022
Appointment and Remuneration of Auditors

Precinct Matters

Residential Precinct

Residential Committee Members' Honorarium
Election of Residential Committee Members.

Southern Village Precinct

Election of Southern Village Committee Members

Northern Village Precinct

Election of Northern Village Committee Members

CG noted that the meeting would conclude with general business and any questions from the floor.

Mike Coburn was introduced as Chairman of the Area Committee.

Matt Harris was introduced as representing MCP, accountants to the Association.

The Residential Committee members present were introduced. Neville Andrews who was retiring by rotation but who would restand and Marcus Saxton who was retiring.

Apologies

Apologies were entered for

- Margaret Rahman
- Linda Turner
- Steve Mclsaac

- Tony Emerson
- Richard Brabant
- Simon Taverner
- Ilse Erasmus

Moved as accepted CG
 Seconded – Chris James
 Passed

Business of the Meeting

Area matters

(All members could vote)

- 1) That the previous year's Annual General Meeting minutes be accepted as a true and correct record.

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

- Moved – Mike Coburn
- Seconded – Neville Andrews
- Voted – Passed

- 2) Chairmans Report

CG noted that the report had been written by Mike Coburn and himself.

CG noted that the Wellness Committee were currently in recess as Covid restrictions had hampered a lot of the workshops that they had wanted to run but that they would look at reactivating in the coming year.

CG then opened the floor for any further questions or matters arising from the report.

Kerry Williams raised the matter of the funding of the wastewater upgrades. Kerry commented that the report noted that sinking funds would be used initially to fund the refurbishment of wastewater system and queried if it was the sinking funds that were to be used initially, what would be the end source of funding be?

CG noted that he was a member of wastewater sub - committee and that the need for the refurbishment had come from changes in Otago Regional Council (ORC) consent conditions. The ORC discharge permit issued in 2012 required plant upgrades when the daily volume of wastewater discharged exceeded 425m³ per day for more than 5 days per year.

CG noted that the JPROA had sought a variation to that consent in 2019 to remove the requirement for the installation of denitrification beds.

ORC agreed that if an upgrade of our existing systems was to proceed, total nitrogen to ground could increase from 5 to 15 mg/l. Professional advice taken by the JPROA indicated that with the completion of proposed works, our wastewater system will comfortably stay under the levels required.

CG noted that sinking funds had been contributed to by all Members and that these funds were in place to cover wear and tear to assets or to cover upgrades required due to changes in regulation.

The sinking fund is currently around \$3.8 million with the current costs to upgrade works at around \$1.94 million.

CG noted that the committee would need to decide whether funding for the project would remain from the sinking funds or whether a special levy would be issued to residents to replenish the fund.

CG further noted that the committee chose to use sinking funds initially as the price of the upgrades were increasing so fast that the contract needed to be confirmed as soon as possible.

Should a special levy be utilized to replenish sinking funds, the estimated cost of that levy was \$1381 per year, per lot over a two-year period.

CG noted that the decision regarding the levy has not been made and will not be made without consultation with the community.

Queries from the floor

Geoffrey McRae - queried whether increased nitrogen levels in the ground could affect drinking water.

CG noted that the JPROA had been required to complete ecological studies of the foreshore in Homestead Bay and Maori Jack Creek. CG further noted that additional bores had been put down in these areas for monitoring purposes. CG concluded that there was no chance of the outfall of the plants making its way to pollute the intake at the lake.

Julie Jamieson – queried who owned the wastewater assets, CG noted that the wastewater assets were owned and operated by the Association.

CG noted that Innoflow operate and maintain the system and that over the last two years they had absorbed a considerable amount of cost that could have been on charged to the Association.

Grant Colquhoun – queried if the system would be robust enough with the proposed upgrades or whether continued upgrades will likely be required. CG noted that current upgrades were due to a change in consent condition and that the professional advice taken by the JPROA was that the upgraded system will be able to cope around current standards.

Geoffrey McRae - queried if the changes in requirements were connected to 3 waters, CG noted that the change in ORC consent condition was not related to the government's 3 waters policy.

CG noted that discussions with QLDC had been ongoing for 12 months to try and dispose of residential wastewater into the QLDC system.

Despite QLDC having a policy to provide for the disposal of private wastewater and despite our wastewater only amounting to 2% of the total being processed at the Shotover plant the QLDC now felt that the Jacks Point wastewater could have negative implications for the QLDC system.

QLDC furthermore wanted a contribution of \$6317 per dwelling equivalent to connect. The wastewater committee felt the proposed upgrades to our system were a better outcome for the residents and the system.

No further questions from the floor were raised.

CG the proposed that the report be accepted

Moved – CG

Seconded – Jim Sweeny

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 JPROA accounts.

No questions were raised

- Moved - Neville Andrwes
- Seconded - Bruce Risby
- Passed

CG then invited any question on the RZIA accounts.

Julie Jamieson requested an explanation of the liability raised in note 8.

Matt Harris responded – in the prior year, members associated with Hanley Downs (HDROA), resigned from being a member of RZIA (who hold the shares in Coneburn Water Supply Ltd). As part of the deal that was struck with the HDROA to remove themselves from the Association it was agreed that if the RZIA sold the water company within the next 7 years to a third party who would derive a return from those shares that 50% of the proceeds from that sale would go back to the HDROA. CG noted that in 2015 Coneburn Water Supply limited (CWSL), was 100% owned by the JPROA but that at the 2015 AGM the controlling Member used their controlling vote to create the precincts as we have them now and the Resort Zone Infrastructure Association (RZIA), which would hold the water shares and of which the HDROA were also members.

CG confirmed that the HDROA are no longer members of the RZIA but that Homestead Bay Trustees remain a party to the water deed. (CG), noted that the water shares would remain parked in RZIA until such time as Homestead Bay had decided whether or not they would access water from CWSL.

CG noted that the water company would not be sold.

Julie Jamieson and Grant Colquhoun noted that the commentary around this in the RZIA accounts was not clear enough. Matt Harris noted that that comment would be taken onboard for future accounts.

CG noted that the only possible change for the water company in the future would be related to QLDC and that no changes would be actioned until a consultation process with the community had been undertaken.

One Member asked if fluoride was added to our water

CG responded that our water is lead free and monitored and tested on a regular basis. Steve Murch noted that Chlorine is added to our water, Fluoride is not. Steve Murch further noted that Fluoride is not a requirement.

CG Moved that the accounts be accepted

Seconded – Bruce Risby

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 – Marcus Saxton,
- Seconded – Bruce Risby
- 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 – Julie Jamieson

Seconded – Grant Colquhoun

Passed

6) Election of Residential Committee Members

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

- Moved that CG
- Seconded – Neville Andrews
- Passed

CG), noted that the Constitution requires 2 committee resign by rotation and that Neville Andrews would resign but would re-stand and that Ilse Erasmus would resign. (CG), also noted that Marcus Saxton had retired.

CG noted that he was holding nominations for Neville Andrews, Tim Niven and Raylene McQueen.

There were no further nominations from the floor.

Neville Andrews, Tim Niven and Raylene McQueen were elected unopposed.

Southern Village Precinct

1. Election of Southern Village Committee Members

a) the Southern Village Committee will comprise four general committee members.

b) election of one general Southern Village Committee Member.

These matters were addressed via proxy and John Herlihy was re elected to the SVP committee.

Northern Village Precinct

1. Election of Northern Village Committee Members

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

b), election of one general Northern Village Committee Member.

These matters were addressed via proxy and Noel Kirkwood was re-elected to the NVP committee.

General Business

CG raised the issue of the bike track to Frankton – NZTA had been extremely frustrating in terms of providing a definitive timeline. A meeting between the committee and representatives of NZTA in June had outlined a clear timeline including the construction of the bridge across the river and an underpass. The timeline outlined as part of that June meeting, had construction starting in 2023 and concluding in 2025.

CG noted that most property owners were onboard and it was only the sections across the QE2 land and Mike Mees property that were causing delays.

CG noted that the Committee would now need to go back to square one in terms of lobbying for this on behalf of residents.

Future projects for the Committee were noted as:

1. The Short term Visitor Accommodation background document would be produced and a Special General Meeting (SGM), would be held in February to address those changes to the Constitution.

CG noted that permitted days were in the process of being changed as part of environment court process to at least 42 days per annum. Community discussion would be around whether those days were further reduced from 42 to 30.

2. A review of the Constitution to collapse the four committees into one single committee with a single chairman.

As part of this review, further amendments would be considered to reduce the rights of the controlling member.

CG noted that Constitution could not be amended to affect the rights of a Members Interest Group of which RCL were one, so the amendments to the structure of the committees would need to wait.

The reduced rights of the Controlling Member would be discussed and addressed at the SGM in February.

The areas that the Controlling member would retain controlling rights over would be the decision of the committee in respect to the Design Review Board (DRB) membership, and any changes to the Constitution and / or the Bylaws that affected the Design Guidelines and the DRB.

CG noted that Neville Andrews of the committee, Kent Potter and Sara Roy of Darby Partners and himself had put a great deal of time and effort into reworking the Constitution and that the proposed amendments were currently being tidied up with the legal advisors.

3. In the coming year the Committee would review and simplify the overly complex levy system.

CG Opened the floor for any general business items.

None were raised.

CG proposed a vote of thanks to the outgoing Committee Members – Marcus Saxton and Ilse Erasmus for the contribution that they had made over the previous two years.

CG further noted that workshops would be held next year for the future management of open spaces and that the content for these workshops had been put together by Ilse and Marcus.

A vote of thanks was also proposed for Steve Murch and Kezia Evans for the day to day management of assets and administration.

Brett Williams from Delta, was also thanked. CG noted that Brett has made huge efforts over the last two years against enormous staffing challenges to maintain our grounds up to standard that we are used to.

CG also thanked Mike Coburn and the members of the area committee

Seconded Matthew Stewart.

Passed

The meeting was closed at 7.30pm