

JACK'S POINT RESIDENTS & OWNERS ASSOCIATION INC
CHAIRPERSON'S ANNUAL REPORT 1 July 2022 to 30 June 2023

It is my pleasure to present the Annual Report of the Jack's Point Residents & Owners Association (JPROA) for the financial year 1 July 2022 to 30 June 2023

Introduction

Despite inflation and a softening economy, the past twelve months have seen construction continue in all three of the Jacks Point Precincts. Built property numbers, properties under construction and approvals for future construction, are as shown in the following table.

As at June 2023 (June 2022 in brackets):

	Residential Precinct Dwellings	Village Dwellings	Village Precincts		Stand-alone Commercial Developments
			Mixed-use Apartments	Commercial Units	
Completed	601 (578)	96 (50)		1	2
Under Construction	35 (48)	28 (78)	52	21	
DRB Approved not started	39 (46)	28 (8)	80		

The Administration and Management Team

Steve Murch and Kezia Evans form the JPROA management team and on your behalf, I extend our appreciation for their efforts throughout the year in ensuring our organisation runs smoothly and in a timely manner.

The Committee Structure

The JPROA is governed by an Area Committee and three Precinct Committees who hold joint monthly meetings. I would like to take this opportunity, on your behalf, to thank your committees for their significant contribution to the effective governance of the JPROA.

Current committee members

Area	Mike Coburn (Chair), Clive Geddes, Neville Andrews, John Herlihy, David Whiteman, Dan Wells
Residential Precinct	Clive Geddes (Chair), Neville Andrews, Tim Niven, Simon Taverner, Raylene McQueen
Southern Precinct	Village Mike Coburn (Chair), John Herlihy, John Darby, Steve McIsaac
Northern Precinct	Village David Whiteman, Noel Kirkwood, Dan Wells

Sub-Committees

There are two sub-committees:

The Jack's Point Well Being sub-committee is in recess.

The Wastewater and Infrastructure subcommittee - Neville Andrews (Chair) Mike Coburn, John Pritchard, Clive Geddes assisted by Steve Murch.

The sub-committee has continued discussions with the Queenstown Lakes District Council in regard to infrastructure provision in the southern corridor and the future operation of wastewater and water supply systems in the corridor. In the past twelve months there has not been any material progress on these matters and network infrastructure in the Southern Corridor remains an unresolved matter.

During the year the need to provide a backup Ultraviolet treatment unit for the water supply was identified. Following investigation and costing a recommendation to implement the work and fund that from an increase to the relevant components of the JPROA levy was recommended to and agreed to by the committee. The unit will be installed early in 2024 and will provide surety for the continuing quality of the Jacks Point water supply and the avoidance of boil water notices should there be issues with the supply from the lake.

Honorarium

Residential Precinct committee members who attend a minimum of 75% of all meetings in the year are offered an honorarium of \$1,000. Subject to the approval of the AGM the same honorarium will be offered for the current year.

Management & Administration

The JPROA provides the same services as a council and to do so requires a number of contractors and associated entities.

Darby Asset Management LP provide staff, enforcement and administration services.

McCulloch and Partners provide full financial services and accounting.

Innoflow operate and maintain the waste water treatment and disposal system.

Coneburn Water Supply Limited operate the water supply through Resort Zone Infrastructure Inc.

Delta Utility Services Limited maintain the open space and road verges.

Anderson Lloyd provide legal advice.

Deloitte provide audit services.

L & M Safety provide health and safety advice.

The contribution of these parties to keeping the associations affairs in order and its infrastructure operating are recognised and appreciated.

Finance & Accounting

The audited Financial Statements are included as Agenda Item. They include the Statement of Accounting Policies and Notes to the Financial Statements which both provide detailed explanations of the accounts and any variations therein.

Changes to levies for the 2023 – 2024 year are contained and explained in the Levies Explanatory Notes circulated to members in July 2023.

Capital works have in the past been funded by a drawdown against the sinking funds. The committee has decided that budgeted capital works should be funded by an increase to the relevant component of the JPROA levy which has been struck for the 2023-24 year. The sinking fund remains as a separately funded reserve that is available to meet unforeseen infrastructure events and to fund that infrastructure that requires replacement.

The committee continues to closely monitor all operating costs to ensure that any levy increases are clearly justified or are necessary to maintain the associations sinking funds.

Constitution and Bylaws

In March 2023 a working group of Sara Roy, Kent Potter, Neville Andrews and Clive Geddes completed the constitution and by law review commenced in early 2022. The re-structuring of four committees into one has been put on hold due to procedural matters but the changes to the role of the controlling member, the rental agency and attendant by-law amendments were agreed and are ready for adoption.

The 2022 Incorporated Societies Act requires the re-registration of the JPROA and a range of significant amendments to the constitution which must be in place by April 2026. These amendments will be undertaken later in 2024.

Leviable Properties

	Residential Precinct	Residential & Mixed Use	Village Precincts Commercial Units	Development Lots	Total
June 2021	779	33	0	4	816
June 2022	780	76	0	8	864
June 2023	795	80	1	13	889

JPROA does not budget for an increase in leviable properties until they are under construction. The committee will, in early 2024, be reviewing the levy structure to simplify its base in order to lower levy administration costs and provide greater clarity of the charges being made.

Open Space Maintenance

At \$724,557 the cost of open space maintenance is the single greatest expense item for JPROA. Our maintenance contract with Delta increases with CPI and high inflation levels have contributed to a 22% increase on the 2021-22 year. The 2023-24 adopted budget provides \$837,044. The nature of the season can have an impact on the open space costs particularly when shorter warmer winters force an extension of the mowing season. However, it is the committees view that increases of this nature are not sustainable.

The contract for this work expires in June 2024. Between now and then the committee will, with input from residents, review the standard of maintenance and the form of contract with the intention of stabilising or lowering the cost of maintaining open space.

Rules compliance

The association is responsible for enforcing both the Bylaws and the Jack's Point Constitution. Regular inspections of the development were suspended for the Covid lock down period and the year following but they will be resumed in 2023-24 to ensure property maintenance standards are being met and construction timetables adhered to.

Design Review Boards (DRB)

Each precinct has a specific DRB. These are not JPROA entities, but they report their outcomes to the association and its committees. Membership of the DRB is determined by the relevant controlling member. The work of these boards is recognized and appreciated.

Lake Tewa

Over the past year high summer temperatures and low rainfall have combined to encourage algal and bacterial growth in Lake Tewa. The resultant poor water quality led to no contact notices being issued and a remedial dosing programme was started. Lake Tewa is part of a connected catchment and all of the parties who have responsibilities within that catchment are now working together to identify long term cost effective solutions for the problem.

Jack's Point Village

Construction activity in the village increases at a steady pace and the vesting to the Association of completed infrastructure continues.

Close

We look forward to seeing you on 21st November.

Mike Coburn

JPROA Chair