



MINUTES OF AN EXECUTIVE COMMITTEE MEETING THE OWNERS - BODY CORPORATE 90202

ADDRESS OF THE BODY CORPORATE SCHEME:

Village Gardens, 16 Rototuna Road, Flagstaff HAMILTON 3210

DATE, PLACE & TIME OF MEETING: A meeting of the Executive Committee of The Owners - Body Corporate Plan 90202 was held on 26/07/2022 at The Clubrooms Village Gardens, 16 Rototuna Road, Hamilton.

PRESENT:

Lot #	Unit #	Attendance	Owner Name	Representative
1	1	Yes	M Hughes	
9	9	Yes	B Dixon	
17	17	Yes	C Walker	
32	32	Yes	J Flemming	
35	35	Yes	W Fellingham	
45	46	Yes	E Muir	
60	53	Yes	N Head	
59	54	Yes	I Turnbull	

CHAIRPERSON:

Ian Turnbull

BODY CORPORATE MANAGER:

Jane Kelly

Minutes of the meeting:

1 MINUTES

Resolved that the minutes of the last Committee Meeting on 28/06/2022 be confirmed as a true record of the proceedings of that meeting.

Moved: B Dixon

Seconded: C Walker

Carried

2 MATTERS ARISING

Oak Tree Removal - Jane mentioned that she was a bit worried about neighbours and the fact they haven't been advised of the tree removal. Brian has gone over the plan of attack with Treescapes and is happy with that. Wood chipping and location of where these are to go has been sorted.

Heat Pump for hall - Brian got the quote firmed up which ended up more expensive than initially verbally quoted. New quote is for a 9KW heating, 8.5KW cooling - \$4130 incl GST. Brian is to get invoice for Jane to make payment first before they will do work.

This was put to the vote for BC to proceed with.

Moved: C Walker

Seconded: L Muir

Carried

Drainage behind unit 53 - Coker Concrete price is \$2850 to cut out concrete slab and then there will be some drainage costs. Total cost will be approximately \$3300.

Agreed that the BC proceed with this work as soon as possible.

Moved: L Muir

Seconded: I Turnbull

Carried

Extra signage for main complex sign - example tabled by Jane along with an estimate cost of \$400. Ian put forward motion that the BC proceed with this.

All in favour

Carried

3 **FINANCIALS**

Resolved that the financials presented as per below be accepted.

BC Statement of Financial Position as at 26/07/2022:	Admin:	\$101,974.79
	Sinking:	\$159,581.72
Social Club as at 26/07/2022:	Balance:	\$467.33
	Petty Cash:	\$200.00

It was agreed that the Oak Tree removal cost is to be paid for out of the sinking fund. \$60 showing in revenue was questioned. Jane confirmed it is van trip money. Receipt for dump fees for inorganic dump trip tabled. This is to be reimbursed to Brian.

Moved: I Turnbull

Seconded: B Dixon

Carried

7 **GENERAL BUSINESS**

The following general business was discussed:

Smoke alarms - apparently the fire department has replaced a few residents 10 year alarms. Committee discussed whether the BC would get involved with this but agreed that each resident should deal with the fire department directly for replacement of smoke alarms.

Moved: W Fellingham

Seconded: L Muir

Carried

Investments and tax returns - Liz spoke to Colliers accountant about this and options for investing BC funds. Liz suggests having the working account/admin funds earning some interest and some of the sinking fund put on a short term deposit, possibly \$100k for 6 months at 2.85%. Liz is to write to Colliers asking if she can complete the tax return for interest earned as their fee is too high.

Resolved that the BC invest sinking funds of \$100k for 6 months plus another \$20k on the same term. The split being to safeguard the BC should they require to use those funds before the term expires and they need to break it at a cost.

Moved: I Turnbull

Seconded: L Muir

Carried

- Leaking downpipes and spouting end caps - Bulk of downpipes in the Village are leaking. The soft wash could have upset some of the sealant its thought. Steve is going to look at progressively re-sealing all of these in dryer weather. Some caps need to be fully replaced but he is finding it hard to get exact same ones so this is a work in progress.
- Concrete at unit 11 has dropped 12mm at back door. Has a crack right through it. Brian is monitoring this.
- Disposal of concrete garden circles were going to go to dump but these will need to get dropped to Waikato Demolition. Might be worth offering them to residents first as they may wish to use them in their gardens.
- Batteries were collected for too long , bucket was very heavy. Need to be disposing of these more regularly.
- Xmas Dinner- Jill has booked caterers for 20th December.
- Activities for August - Walk around the village to be arranged. Marie suggested a lunch day out to Churchills in Te Awamutu on 9th August. Every 2nd Thursday of the month in the afternoon hold a games event. Movie night to be showing "Talented Mr Ripley" on a Sunday night.
- Fence replacement around Village hall. Some residents mentioned that the trellis could be removed completely or at least one side of it.
- Suggestion made for magazines to be on a rotating type table.
- Thanks for the soup and buns was given and noted that it was lovely evening.
- EGM to be held Thursday 15th September 10am.
- Spouting paint chipping off on some units. Do we go back to painters about this? Or is it something we just get touched up as its now 4 years down the track since last re-paint commenced .

CLOSURE: There being no further business, the chairperson declared the meeting closed at 05:35 PM.

Next meeting 23rd August 2022 4PM.