

## Omaha Beach Residents Society Inc.

### Minutes of the Annual General Meeting

Held on Friday, 28 November 2008 at the Country Farm Park at 7:00pm

Committee Present: Greg Stenbeck (Chairman), Michael Campbell, Steve Marshall, Graham Painter, Mike Prebble, Michael Dow, Don Sykes, Bill Harris

Attendance: 11 members plus 7 committee members. Total attendance 18 members. Proxies Received 18 -16 (Chairman), 2 M Dow.

#### Meeting Content

**1. Apologies**

27 member apologies received

**2. Last AGM Minutes** were accepted as a true and correct record of that meeting.

**Moved: G Stenbeck Seconded S Marshall**

**3. Chairman's Report** - delivered by G Stenbeck.

**4. Committee Members**

G Stenbeck introduced the current committee.

The meeting was advised no addition committee members were being sought but invited nominations from the floor. No nominations were received.

Existing committee member D. Sykes relected for a further term.

**Moved: M Dow Seconded S Marshall**

**5. RESOLVED: that Middleton & Associates be retained as auditors for the next 12mths**

**Proposed: G Stenbeck Seconded M Campbell**

**6. Current Financial Performance and Position.**

P. Macnicol tabled the Audited Annual Financial Statements.

Matters arising from Financial Statements

Levies (below)

**RESOLVED: that the Audited Financial Statements be accepted**

**Proposed: G Painter Seconded M Campbell**

**LEVIES**

The healthy members' funds position was noted. Members were updated regarding exposure to legal fees re court action to test the validity of the section covenants and the Omaha Park development objection. As a consequence it was not considered prudent to consider a levy reduction for the 2009 financial year.

**RESOLVED: that the member Levy remain at \$225 + GST per annum for the next 12 mths.**

**Proposed: Michael Dow Seconded Graham Painter**

**RESOLVED: that with effect from 1/7/2009 levies will be billed annually. The annual billing amount on that date to be \$225 + GST.**

**Proposed: Peter Jackson Seconded Michael Dow**

**7. Omaha Park Development.**

Chris Allen (Solicitor, Grove Darlow) advised members of the progress to date, anticipated outcomes & costs associated with the litigation in progress relating to objections to (a) the Omaha Park development and (b) the covenants attaching to each land title. Both matters to be heard in the High Court during the early part of 2009. Chris emphasized that although the ARC, RDC and neighbours to the Omaha Park development had also lodged objections each had their own reasons for doing so and the OBRS objection is necessary to protect member's interests.

**RESOLVED: to reaffirm the minute of last year and that OBRS be mandated to take all necessary steps to oppose the Omaha Park application.**

**Proposed: Michael Dow Seconded P Jackson**

That resolution receiving the unanimous support of all members present at the meeting.

## 8. Design Control Committee

Don Sykes reported:

Current committee members are – D Sykes, G Stenbeck, B Hulena, R Harris, P Neeve.

Year to date 93 applications received, 59 consents granted. Applications slowed down dramatically over recent months.

135 sites have been consented since commencement.

Guidelines have been revised and can be viewed on the OBRS website [www.obrs.co.nz](http://www.obrs.co.nz). The objective was to be less bound by rules and more constructive.

Interaction with RDC is providing a good working relationship.

## 9. General Business

### Tennis Courts

Mike Campbell reported:

Courts that have required it have been resealed by the original contractors which should alleviate the flooding problems.

Net repairs in progress, minor maintenance to garden surrounds to prevent bark spillover.

Quotes have been sought for lighting systems for the 2 turf courts.

Committee to consider additional recreational facilities

### Structure Review

A review is in the progress of all persons/ entities providing paid services to ensure best “value for money” is being received.

### Rates

Despite best efforts no significant progress has been made re rates reduction – the current rating system causes anomalies.

Objection to storm water rates is being handled by Bell Gully (Solicitors) on a pro bono basis.

### Other

**AGM date:** Committee to consider changing Balance Date to 31 October and hold AGM’s in January of each year.

**Communication:** Maximise email communication, link to OBRS website to be placed in OBC website and newsletter plus a section within both those media for OBRS matters.

Meeting concluded 8:55pm