

## **Omaha Beach Residents Society Inc.**

### **Minutes of the Annual General Meeting**

Held on Friday, 6 November 2009 at the Country Farm Park at 7:30pm

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

Attendance: 15 members plus 6 committee members. Total attendance 21 members. Proxies Received 22 - 21 (Chairman), 1 G. Painter.

#### **Meeting Content**

**1. Apologies**

23 member apologies received

M Prebble (Committee Member) apology received

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

**Matters arising:**

Bill Harris advised that the Structure Review was now completed – outcomes actioned in the short term

G Painter advised that approaches to RDC re stormwater rates reductions were progressing

Omaha Park – separate agenda item

Tennis Courts – separate agenda item

**RESOLVED: that the minutes of the last AGM be accepted as a true and correct record of that meeting**

**Moved: D Sykes Seconded M Campbell**

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

**RESOLVED: that the Chairman's report be accepted**

**Moved: M Campbell Seconded C. Allen**

**4. Committee Members**

G Stenbeck introduced the current committee.

No additional committee members were sought. .

Existing committee member G. Stenbeck reelected for a further term.

**Moved: S Marshall Seconded D Sykes**

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

**Proposed: G Stenbeck Seconded S Marshall**

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

P. Macnicol tabled the Audited Annual Financial Statements.

Matters arising from Financial Statements

Legal Fees – explanation given for increase in legal fees – covenant validity, legal re member non DCC compliance

Meeting Expenses – explanation given re 2008 increase.

Finance Charges – outstanding levies increased but finance charges decreased. Explanation not available at meeting.

OBC Litigation Fund – New member sought clarification regarding legal costs and contribution to OBC. separate agenda item

Manager Expenses – “Reasonableness” is part of the Structure Review.

Developer amount owing \$3,418. To be written off.

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

**Proposed: G Painter Seconded M Campbell**

**LEVIES**

G Stenbeck advised the meeting that there was an ongoing commitment to assistance with funding the Omaha Park litigation and OBRS covenant validity. As a consequence the committee considered it prudent to maintain the levy at the same rate for the next year.

Consideration will be given to reducing the levy in future years.

**7. Omaha Park Development.**

Graham Painter updated members on OBC progress to date. Chris Allen overviewed legal process to date and going forward:

- Submissions have now been filed.

- Budget of expenditure requirements reviewed regularly.
- Expenditures approved by any two of K. Fisher, G Stenbeck, C. Allen or Graham Painter
- Trial date set for 15/2/2010.
- Witnesses are prepared and OBC legal team and experts are “ready to go”.

#### 8. **Covenant Appeal**

Matter goes to the Court of Appeal at end Feb 2010.

Richard Brabant is controlling the legal process

#### 9. **Design Control Committee (DCC)**

Don Sykes reported:

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

Don Sykes explained his role as chairman of the DCC

The reviewed design control guidelines have been well received

Recent months have seen an increase in sign off applications and generally more activity

He (DS) is satisfied that standards are consistently applied as a result of the quality of people on the committee

##### **Caravans:**

3 Caravans parked on sections outside DCC requirements. Was 12

Rule re caravans: permitted for 3 weeks in any one year period.

**Middens** Section owners reminded to look after middens on their property

#### 10. **Omaha Beach Community**

Graham Painter advised members:

- Security. Insite Security has been retained to provide security over the Xmas festive season. OBRs contributes \$10k p.a. to OBC to assist with security at Omaha Beach.
- Quad and motorcycle activity on Sthn end walkways has been noted.
- DOC is proposing a 2.5km walkway beside the scientific Kahikatea reserve. This is intended to be a community asset and “seed money” of approx \$20k - \$25k is required to give other Trusts and organisations the impetus to consider advancing funds.

**RESOLVED: OBRs agrees to contribute up to the lessor of \$25,000 or 20% of the capital cost necessary to develop the proposed walkway at Omaha that will adjoin the Kahikatea bush area.**

**Proposed: J Hawkins Seconded P Lawson**

#### 11. **General Business**

##### **Tennis Courts**

Mike Campbell reported:

- Nets have been repaired , the 2 turf courts have been sprayed, all locks have been removed and replaced
- Hard Court – Tuna Place – requires resealing – new contractors are to be engaged. Matter in progress. Signage to be placed at courts re “wet spots”
- Hockey Goals and/or basketball hoops being considered as additional recreational uses for the court surface(s).
- Cityworks & RDC notified re garden areas around courts to minimise bark mulch & other contamination of court surface

##### **Structure Review**

The structure review is now completed. The committee will be advised of those findings and recommendations in the short term.

Meeting concluded 9:10pm