



HAMILTON PARK CO-OPERATIVE LTD.

(Reg. No. G2937A)

ABN 27 419 138 647

Minutes
ANNUAL GENERAL MEETING
10.00 a.m. ~ Saturday 25th October 2014
BOB BRACKEN MEMORIAL SHED

Present – Gillian Anderson, Paul Derezyckyj, Bobby George, Greg George, Deb Goodson (arrived 10.45am), Sheree MacKenzie, Carole Ockenden, Peter Ockenden, Caroline Robinson, David Robinson, Werner Vogels (Chair), Frank Wellman, Shirley Wilson.

Apologies: - Jodie Gottschling, Colleen Lorenz, Wil Meager, Bruce Meager, Tina Norton, Geoff Rowlands, Joan Rowlands, Bob Shaw, Judy Shaw, Rewa Wallace, Steve Wallace.

- 1. Welcome and opening comments by the chair person - Werner Vogels**
- 2. Minutes of Extraordinary Annual General Meeting held on 3 May 2014:**

Motion: "That the Minutes of the Annual General Meeting held at the Bob Bracken shed on Saturday 3 May 2014 and tabled by the Chair be accepted as a true and correct record of that meeting." Carried.

Moved: Gillian Anderson Seconded: Peter Ockenden

Business arising from the minutes discussed under 'General Business'.

- 3. Reports:**

The following reports were made.

- 3.1 Chairpersons Report: Werner Vogels**

- The major focus for 2014 has been on the HP Common Land Management Plan (HPCLMP);
- There has been great input from many residents with plenty of goodwill, but also some discontent from residents who have felt uninvolved in decision making;
- Four of the Board members retired this year: Loretta Atkins; Gary Lorenz; Marcus Ludeman; Ken Rasmussen. Their time and effort, and contribution to the work of the HP Board, was acknowledged.
- The governance of the HP Board will be reviewed to ensure that all residents are able to contribute their knowledge and skills. Increased community involvement will be facilitated through sub-committees, working groups, the HP newsletter, and online communication. The development of the HPCLMP is the first stage of this collaborative process.
- HP finances are healthy so there is the potential to invest in some major projects;

- The revised Co-operatives National Law Application Act 2013 is a useful resource to guide the work of the HP Board
www.legislation.vic.gov.au/domino/web_notes/ldms/.../13-009a.docx
- Werner thanked all the past and current acting Board members for their commitment to the HP Board.

Motion: "That the Chairperson's report as tabled be adopted". Carried.

Moved: Peter Ockenden Seconded: Gillian Anderson

3.2 **Treasurers Report: Bruce Meager** (Sheree MacKenzie reported on behalf of Bruce Meager)

- The current status of our accounts are as follows:

Operating Cheque Account Balance	\$10,652.04
Term Deposit Investment Account Balance	\$29,319.37

The audited financial statement was distributed to all members of the Co-operative before the AGM and shows an operating loss of \$836 for the 2013-14 financial year which is mainly due to the purchase (and associated depreciation) of our new tractor and associated expenses (registration, spray unit). The old tractor and mower have been sold, raising \$1300.

I, Bruce Meager, Treasurer of the Hamilton Park Co-operative Ltd Board of Management, submit to the members, the audited Financial Statement for the financial year ended 30 June 2014 containing the following:

- (a) Income and expenditure of the Co-operative during its last financial year.
- (b) The Assets and Liabilities of the Co-operative as at the end of its last financial year.

It is declared that

- (c) There are no mortgages, charges of securities affecting any of the assets of the Co-operative Ltd.

I request that the financial report, including the audited statement of accounts for 2013-14 be accepted, and adopted.

- Frank Wellmen queried the diesel fuel expenditure detailed in the financial report - \$3000. Peter Ockenden reported that no pumping from 15 mile creek has taken place during 2014. As a comparison, pump fuel for 2012-13 was \$1500. David Robinson asked about the HP fuel cards and suggested that a record of transactions could be obtained from the BP garage.

Action: Bruce Meager to follow up on this issue of diesel fuel expenditure.

Action: Peter Ockenden to follow up with NE Water regarding the pump water meter and recording of pumping hours.

- Future capital expenditure may be considered for the following: works to the septic tank and drainage at the Bob Bracken shed; mobile storage unit to form an archive for paperwork, maps etc.(could be located adjacent to the Bob Bracken shed under the small roof extension); solar panel installation close to the dams and electrical boxes to reduce the HP electricity bill; water infrastructure works (see Water Report).

required repairs at a cost to us all. I encourage everyone to be careful with machinery near water mains. A plan to advise all residents in near future of the location of the water mains near their properties would help to reduce such problems.

- **Water Storage:** All of the main dams were at full capacity (except Dennis Duggan) up to the 20th October 2014. Pumping will not be required from 15 Mile Creek system this year (permit to pump from GMW only until 31st October). However the pump on the 15Mile needs to be checked. GMW has indicated that we need to construct a bund wall around any fuel stored at the site next year- I have not followed up on this as yet.
- **Dick Hamilton Dam:** The overflow was diverted into the bushland area during late August until mid October. This environmental watering has benefited the remnant bushland area and taken pressure off the dam spillways of the two lower dams and potentially wasting water downstream.
- **Septic Tank Blockage at Bob Bracken Shed:** Tree roots have blocked the septic overflow field pipes. Entire septic field to be replaced. To be repaired- ASAP
- **Pump Repair works:** Replacement stainless steel piping for the inlet to Pump 1 at the Dick Hamilton Dam was completed on 23rd October 2014 thanks to Ken Rasmussen for the expert welding job and to Mike Wilson (our electrical guru) for assisting me in this task. Maintenance on the 15Mile Creek pump is still to be undertaken.
- **Water System Maintenance:** The automatic pump cut-off at the Dick Hamilton dam failed on 20th August 2014 causing an overflow of the main concrete tank. This caused us a considerable loss of water and overflow problems to downslope areas. The system was checked on the day and is now working properly. The system again failed on 22nd October 22, 2014 after a power surge and the telemetry had to be reset. This appears to becoming an on going problem and will need to be investigated.
- **Other Works:** Removal of vegetation impinging on the top water storage tanks (a significant hazard) to be undertaken at the next working bee before summer.

So the message is maintenance on the water supply system will be a major issue for the coming year as all assets are aging. Even though we store a lot of water we also need to be cautious with individual shareholder use and please remember that we need to maintain enough water in store for fire fighting by CFA if required.

Infrastructure and Maintenance Report

- **Bob Bracken Shed:** Clean up required in the shed.
- **Fire Trailer:** This needs to be maintained and be ready for fire season. Plan to place the trailer in the lock up cage at rear of main shed- many people have a key to this area as it has not been changed.
- **Concrete pipes:** these are still on hand near shed possible safety issue. Should be offered for sale again to residents failing that sell on open market.
- David Robinson asked about the easement and situation of the top water tank – is it on HP land? Frank Wellman explained that the tank is on Phil Hunkin's property.
- David Robinson asked about the water supply to residents of Grant Estate. Peter confirmed that these residents pay the same water rate as HP residents.
- Shirley confirmed that water restrictions apply all year round and that this should be noted in each edition of the newsletter.

- Sheree MacKenzie
- Peter Ockenden
- Caroline Robinson

These five residents are automatically appointed to five of the six HP Board positions.

A call for an additional Director resulted in a self-nomination by Greg George.

Motion: "That the vacant positions on the Hamilton Park Board of Directors be filled by these six residents". Carried unanimously.

5. General Business:

- Peter Ockenden proposed a series of sub-plans which would complement the overarching HPCLMP. The current management plan is in reality a vegetation management plan. Other sub-plans can be developed to address specific priorities e.g. the development of a Water Management Plan.

Action: HP Board to consider in more detail.

- Gillian Anderson reported on the Practical Parrot Action Project. Chris Tsaros is leading this project to improve habitat for the Turquoise Parrot. This project forms part of the work of the Goulburn Broken Boosey catchment.
Date: Thurs 4 December for a BBQ dinner and powerpoint presentation at the HP BBQ area.
Newsletters are available on the HP website.

Action: Gillian will organise a flyer drop to all residents.

- Warby Range landcare can provide traps for Indian Mynah birds and blackbirds.
- Bob Shaw proposed for consideration, the naming of the BBQ area for Mike Wilson. All agreed that this was a great suggestion.

Action: Caroline to speak to Mike to seek his approval.

Meeting concluded 11.45am

Note

For future reference - to enable the Co-operative to conduct business other than in accordance with Rule 30 the Board should exercise its powers under Rule 28 (1) and close the AGM then immediately call a Special General Meeting with the order of business to be dealt with items from the floor of the meeting. The record of that meeting would then become an appendix to the minutes of the AGM.