

The Sanctuary Residents Association Incorporated
ANNUAL GENERAL MEETING MINUTES

Date Saturday 27th April 2024

The Club Molesworth Drive Mangawhai

The Meeting opened 10am

Present

Lots

03,06,08,09,14,16,17,24,27a,27,28a,33,35a,36,37,38,40,45,46,48,49,50,52,53,
55,91,58,60,70,81,82,83,92,

1.Apologies Received

Lots 5,10,12,15,22,26,27,39,42/43,51,54,56,57,59,85,88,89,

Proxies received

Lots 42,43,5,59,27,15,85,22,26,12,51,56,54,39

Moved that the apologies be received All carried

2.Minutes of the Last AGM 2023

The minutes of the previous AGM had been circulated to all members

Moved: That the minutes of the last AGM meeting be accepted.

Pat Maroulis/Kerry McGowan

3. Matters Arising

No Matters arising

4. Health and Safety

Vern reported major issues raised over the past year. The children's playground also still has an unsafe leaning tree that needs an arborist to remedy/advise on Vern to follow up. Sue and Bob raised concerns re speeding in the Sanctuary, noted worse since south gate kept open, Kerry May suggested more signs, near Lakeview lane on Robert Hastie drive near the gates, north and south, advising pedestrians, children and pets. A general support for this. Also, some suggestion of talking to building site workers. A suggestion that 30kph was too

slow. Show of hands taken for suggestion of installing speed bumps majority didn't want, only 3 at meeting in favour of speed bumps. Ron Lucca would like to see a stop sign at the bottom of Olea Lane people not looking right on emerging from Olea Lane. The trees on right hand side of Lakeview Lane need to be topped and trimmed back to improve visibility when coming down Lakeview Lane. Visibility when turning rights from rubbish area also a problem, flaxes and bushes need to be trimmed back. Kerry McGowan and others reported "close shaves" with traffic coming out of Mini Whais and not looking.

5. Chairmans Report

The chairman's report had been circulated to all members prior to the meeting, Peter Beaven advised he was standing down from the Board. He wished the incoming Board all the Best and thanked them for their work. He also advised there would be no olive harvest this year due to lack of fruit. He says he is impressed by the number of residents contributing to and participating in our community.

No issues raised

Moved: that the Chairmans report be accepted
Dark

Peter Beaven/Vern

Vern thanked Peter Beaven for his contribution to the SRA

6. Design Committees report

Ron Lucca reported on the Design committee happenings, one new house approval. Some garages, carports and colour rules not being followed, he advised people to read the design rules and covenants before submitting plans to the Design Committee. Peter advised all sheds need to be approved by the Design Committee and rules need to be followed. Bryan would like to see 2 car garages used for cars.

Moved: that the Design Committee Report be accepted
May

Ron Lucca/Bryan

7. Financial Report and Statements year ending 31.03.2024

Financial reports were circulated to members prior to meeting for all owners to check. Vern dark presented his report.

Moved: that the 2023/24 report be accepted
Maroulis

Vern Dark/Pat

Budget 2024/2025

Slightly higher due to ongoing costs for gate and dealing with the wetland in the olive area. Budget as per schedule. James Hook advised he has had a quote for \$200,000 from Fulton Hogan to reseal the roads. A dam inspection is now government requirement for all dams over 1 meter high, meaning two spill ways within the Sanctuary meet that requirement. Bryan May asked re cost of wastewater system going forward Malcolm Knox advised there was money to cover a pump failure and Vern advised there is insurance on this.

Fees for following year are:

General Waste water maintenance levy \$50

General levy \$1000

Sinking fund \$400

Moved: that the 2024/2025 Budget be accepted Vern Dark/Bryan May

Motion carried

Vern asked re auditor be needed decided not

Moved Vern Dark/ Peter

Beaven

Motion carried

8. Resolution that any expenditure from the sinking fund must be approved at a special general meeting

Ron Lucca proposed any expenditure from the sinking fund needs to be approved by the Board and the residents at a special general meeting "any expenditure over \$5000" was added to this proposal. The resolution now reads

"That any expenditure over \$5000 from the sinking fund must be approved by a general meeting of Board and residents"

Moved: That the above be accepted Ron Lucca/Sue Wilshire

Carried by the meeting

9. Changes to the SRA Constitution

Peter advised there are new rules for SRA constitution to be compliant meaning our constitution needs to be modified to be compliant e.g. email notification now regarded as compliant rather than mail.

10. Gate entry system report.

Pat advised all main contractors in The Sanctuary have their own gate entry codes allocated, no need for residents to provide them with entry codes and doing so only creates more problems and Pat asked for all resident not to give out other gate codes than on the list. Pat to resend list of these contractor codes to all residents, He advised on the ongoing issues with the south gate since the floods, new rollers for gate on their way from Australia.

He also advised Air Bnb owners to use, phone entry codes for stayers initial entry, then use fobs that are kept in house for their use that they leave in house on departure, no need to share codes. Also noted that to share codes without third party permission is a breach of covenants.

11. Pest Control

Main pest control is by the 30 traps around houses and bush and bait containers in bush, lost 4 traps due to flooding. James Hook has caught 41 rats 3 possums, 2 cats 1 mouse and 1 stout in traps. Large scale poisoning in bush areas, so area not safe for cats or dogs now. Now seeing an improvement in bird life with Barn owls, royal spoon bills among others now present and recent Kiwi callings being recorded in the bush also. Peter advised permission of each resident required before a cull of pukekos. People need an option to opt out if not wanting a cull on their property but general feeling was a cull was needed. Everybody advised permission was required to discharge a firearm in the Sanctuary. Diane Lucca advised if rabbits a problem in your garden blood and bone will keep them at bay.

12 Wastewater

Malcom Knox asked that if people found a leak in the waste water field please mark exactly where it is and then report as very difficult to pin point after the event.

Moved: that the waste water report be accepted
James Hook

Malcolm Knox/

13. Nominations and Voting

4 nominations received for the Board this year, meaning existing Boards members return unopposed. Board will workout if an extra member required.

14. Other Business

Vern Dark spoke on The Rise PPC83 plan change, for a change from Rural lifestyle to resident zoning. Vern spoke about what that will mean for the Sanctuary, minimum section size is 600sq meters, 385 sites, the potential waste water and storm water issues and potentially 4 roads coming out onto Cove Road, opposite the Sanctuary. A submission was presented on behalf of the Sanctuary and several residents made their own submissions also. These have all been presented and presently being considered by the commissioners. Sanctuary residents believe a need for water control on site so not flowing into our lakes, roads and properties, Effluent fields need a minimum of 800sq meter property sites All infra structure needs to be place and addressed before the plan is approved and subdivision begins.

A decision and recommendations by the commissioners to be announced in the next month or so, there may be a need in near future to take to the environment court, if our worries aren't addressed.

Diane Lucca spoke on the rubbish and the cost to residents for commercial dumping. It was pointed out only twice this year has there been an overflow problem once at Christmas and once at Easter. It means sometimes residents have to hold back their rubbish for a day or so. Board to review signage.

Recycling goes to Auckland and is separated out. An email on composting, recycling and rubbish has been sent to residents.

Peter Beaven spoke on the trees in the olive grove struggling and dead after last years wet weather. 58 olive trees dead and 50 sickly trees. We have had professional advice on replacement of the dead trees and five species have been recommended. 3 options were put to residents 1. Grass area it was

decided too wet 2. Replace the dead olives with one species of the trees below
3. A mix of the below named species.

Majority of residents decided on the majority of trees recommended ie Liquid
amber, Maidenhair, Acer maple, Scarlet oak and Copper beech, natives not
suitable. Availability and costs to be considered by the Board and reported
back.

Meeting closed 11.50am