

THE SANCTUARY RESIDENTS ASSOCIATION INCORPORATED

ANNUAL GENERAL MEETING MINUTES

Date Saturday 22rd April 2023

Meeting opened 10:00 am

It was announced at the beginning of the AGM that we had not achieved a quorum at start of meeting which included 10 proxies. Meeting closed

An adjourned meeting opened at 10.08am

Present-

Lots,3,5,6,8,9,22,24,27A/1,35A,36,37,38,40,41,45,46,49,50,51,52,53,55,70,81,82,83.

1.Apologies Received

Lots 12,13,14,17,21,27,33,42,43,48,53,56,57,59,60,85,92,94,

Proxies Received

Lots 12,14,27,60,56,85,33,42,43,53,

Moved: That apologies be received. Peter Beaven/ Vern Dark passed

Chairman acknowledged the death of Tony Thomas a member of our Sanctuary community. A minute's silence was held in his honour.

2. Minutes of the last Annual General Meeting

Minutes of previous AGM have been circulated to all members.

Moved: That the minutes of previous AGM be accepted.

No matters arising

Pat Maroulis/ Jo Cooper Passed

4. Health and Safety

Vern Dark advised a Health and Safety form is available on the website if needed to be completed for any incidents or safety problems. Over the past year there have been no major issues. After the storms the children's playground was closed as tree leaning on quite an angle and arborist is required to access and offer advise/recommendation. Damage to board walk also

occurred and a large slip occurred on the walking track north of the board walk. No other new issues were raised.

5. Chairmans Report

The chairman's report was circulated by email prior to the meeting

Key Points:

Wet weather has led to loss of a number of olive trees from the community olive grove. Some of the trees may come back but will need to look at replanting with trees that are more water tolerant.

The bush track to the top of the hill has had a major landslide and a machine will be required to fix. The track can still be walked on the lefthand side loop track

The tennis court shelter is nearly complete, just the pouring of the concrete floor to go

Olive harvest next weekend 29th 30th April an invitation was given for all to attend.

Peter acknowledged the work put in by all The Sanctuary Board members

Moved: that the Chairman's report be received **Peter Beaven/Christine Thomas Passed**

6. Design Committee's Report

Design committee report circulated by email prior to meeting

Design committee chair Terry Gordon sent his apologies

7 Financial Statements year ending 31 March 2023

Financial reports circulated to members by email prior to meeting for owners to check

Treasurer Vern Dark presented his report

Moved: That the financial report be received **Vern Dark/ Liz Currie Passed**

2023-2024 Budget

Recommendation from SRA Board

A The annual levy for the 2023/24 year for the Sanctuary be set at \$950 per Lot

b The wastewater levy for the 2023/24 year be set at \$300 per Lot connected to the system

c A contribution to the Sinking Fund be set at \$400 per Lot.

Moved: that the 2023- 2024 levy be set at \$950. **Vern Dark/ Bryan May Passed**

Moved: that the Wastewater Levy be set at \$300. **Vern Dark/ Ron Lucca Passed**

Moved: that the sinking fund be set at \$400. **Vern Dark / Jo Cooper Passed**

Resolution that no auditor be appointed for ensuing year

Resolution that no auditor be appointed: SRA. Accounts monitored regularly by Board. No objection to accounts not being audited for coming year.

Moved: That no auditor be appointed 2023 – 2024 Year. **Vern Dark /Bob McLennan Passed**

8. Gate Entry System

Pat Maroulis gave report on gate, new motors were required after storm damage, they were claimed on insurance. 28 Contractor codes, including codes for emergency services. deliveries and specific contractors, 200 remote fobs, 84 individual lot codes are in use. One of the issues we face are that contractors are in turn passing these codes onto their subcontractors who may also pass onto additional trades people so we need to have more security around this. 3 options were put to the Sanctuary members

1 Do away with all contractors' codes and individual codes. (Emergency services and specific contractor codes e.g., rubbish and food deliveries) codes to remain as is. Replace all codes with a single-entry code to be changed monthly or bi monthly. It would be residents' responsibility to update friends' family etc. The phone code system would remain as is (no change)

The advantage of this would be to stop those people with no right to to gain access. Under the present system we have no way of controlling who contractors are giving access to i.e. Make a more secure Sanctuary

2. Have gates open 7am to 5pm Monday to Friday. Rest of time they would be in normal operating mode

3. Leave as is with no changes

The Board would like you to consider the above and we will follow up by way of a voting email in the weeks to come

9. Rubbish disposal & Collection Discussion

Rubbish is a huge expense each year and there is a need for residents to only put their house hold waste in the main large Molok bin. Your recyclable waste in the recycling Molok bin and cardboard boxes flattened and placed in the cardboard recycling cage. No polystyrene should be dumped in any of the bins or cage, and can be taken to the Hakaru dump.

Other options have been looked at e.g., rubbish bags and wheelie bins but it has been decided that these options were not an ideal one for Sanctuary residents.

10. Pest Control

Peter Beaven advised on predator control as James Hook is away.

12 more traps available for residents to add to their properties, Peter demonstrated how they work they are cat and dog proof. The Sanctuary is now showing improvement in number of native birds. See James or Peter for bait and traps

In those lots where cats are allowed, please add a bell to their collars and keep cats inside at night.

11.Nominations for Board.

No new nominations received therefore no vote was required The Board remains as is: Peter Beaven, Pat Maroulis, Malcolm Knox, Vern Dark and James Hook

12. Other Business

Weed on lake boundaries are each resident's responsibility Vern recommended glyphosate.

Gate cameras record entry and exit into The Sanctuary.

Residents acknowledged work done on common land by some residents and that a working bee is needed to clear weeds and tidy gardens at front gates and cut back growth in the rubbish area. There was a strong message from the floor for the Board to arrange a schedule of working bees through the year and advise them to members.

Some residents asked that better attention be paid by some of the owners to do weeding and tidying on their own berms and it was noted that this is actually a requirement under our rules and covenants.

Lawnmowing, areas mowed by the Sanctuary contractor are defined on a map. Bryan asked that the far side of Robert Hastie drive be included i.e. The western side of top part of road

Meeting close 11.25am