

Minutes
Huka Falls Resort Residents' Association
Regular Monthly Meeting – 4.30pm – 21 Bastille Place Taupo
Tuesday August 9 2022

The meeting opened at 4.35pm. In attendance: Dean Calvert (chair), Jackie Robinson, Liz Whaley, Wade Helleur, Iain Mutch, Tom Clarke (Secretary)

1. Welcome to Guests

Dean welcomed Malcolm Heilesen to the meeting

2. Declaration of Conflicts of Interest

There were no declarations of conflict of interest

3. Apologies

Nil

4. Minutes of Committee Regular Meeting July 29 2022

a. Moved Dean/Seconded Iain: That the minutes be accepted as a true and correct record of the meeting – carried

b. Matters Arising

- i. Jackie reported that she and Dean are meeting Sara and Tom from BFA on site on Thursday at 11am to inspect and discuss options for the possible subdivision. She is working on her presentation to the AGM.
- ii. Malcolm reported he is still looking into the issue of Sawyers Lawn Services replacing budgeted lawn mowing for gardening work.

5. Correspondence

There was no inwards or outward correspondence, other than issues that would be considered under general business.

6. Accounts

a. Financial Report

Moved Dean/Seconded Iain: That the accounts for the month of July as presented by Melita be accepted and approved - Carried

b. Accounts for Payment

Moved Dean/Seconded Wade: that the following account payments be approved - Carried

- i. Taupō Women's Club - \$240.00 - AGM Hall Hire
- ii. Clarke Hill Associates - [REDACTED] - secretarial services
- iii. TDC – Rates Instalment - \$606.81
- iv. Matakana Events Ltd – monthly invoice - [REDACTED]
- v. Tree Fellas – Pruning pear trees - [REDACTED]

(An account from Malcolm Flowers Insurances Ltd for \$1265.00 for liability insurance was deferred awaiting investigation and discussion with BFA.)

c. Annual Accounts and Budget for 2022-23

- i. Dean reported that he and Jackie have signed off the 2021-22 annual accounts from BFA. An email vote will be carried out amongst members of the committee on a resolution to provide for the contingency to be carried over to next financial year after advice is received from the auditor on the required wording for the resolution to ensure compliance with the legal requirements. Dean advised that a budget is required as part of the auditor's needs and also for presentation to the AGM. Dean then went over the budget item by item and it was agreed to the following expenditure:

Garden care	\$18,000
Lawn mowing	\$30,000
Green waste removal	\$3000
Mulch	\$500
Tree removal/replacement	\$500
Tree/Hedge maintenance	\$9500
Weed spraying	<u>\$2000</u>
Total Ground Care	\$64,200

Accountancy	\$1800
Administration	\$8000
Auditing cost	\$3132
Bank Fees	\$14
Common Power	\$323
Contingency Fund	\$3000
Insurance	\$1100
Irrigation maintenance	\$1422
Legal costs	\$2000
Office costs	\$1100
Other expenses	\$450
Water Rates	\$1600
Rates – TDC & WRC	\$2012
Website costs	<u>\$500</u>
Total	\$90,642

7. General Business

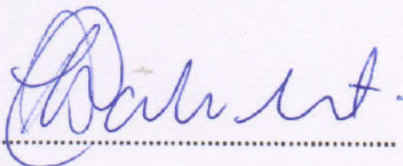
- a. A resolution is required from the committee to approve the changes required to the various easements associated with the Northlit Property Development as 56 Huka Falls Road. Consequently, and on the advice of Cargill Stent Clarke, it was **Moved Dean/Seconded Wade: That the HFRRR agrees to surrender the identified existing easements contained in easement document 10184506.03 and agrees to the registration of the new easements as contained in the proposal from MMC Law dated June 1, 2022, on the understanding that all expenses incurred in the execution of this reassignment will be met by Northlit Property Ltd, and that Dean, Jackie and Iain be appointed signatories to the documents on behalf of the HFRRR Committee. Carried.**
- b. AGM Agenda Items
- Dean said he has the budget and all legal documents completed.
 - Jackie said the subdivision will be presented as a proposal for owners to consider and discuss. Jackie suggested a special meeting might be required for owners to vote on the proposal if it is

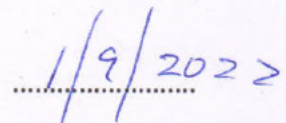
progressed. It was stressed that this has to be a majority decision by members. Jackie said her presentation would be in the form of an information package on the opportunity that the subdivision represents which could be of benefit to everyone and it needs to be carefully considered. Her presentation to members will ask them to consider if this is what they want to do, considering issues such as the cost of the subdivision, how to fund it, possible sale price, what to do with the proceeds etc.

- iii. Nomination forms were distributed for committee members to complete.
 - iv. Dean will seek a further nomination.
 - c. Jackie asked that all committee members attend the Taupo Women's Club room at 1pm on Saturday August 27 to prepare the room for the AGM.
 - d. Jackie reported that Dean and Malcom will meet the Malcolm Flowers insurance representative at 10.30am on Thursday - to be confirmed - to discuss the liability insurance and review what is required.
 - e. It was agreed that if the issue of the calling of the special meeting last year arises at this year's AGM, that the response is that the calling of the meeting was declared null and void for the reason outlined by our legal advisors at that time, plus it was called at the time that Covid-19 regulations prohibited such gatherings, and that if the proposers of the special meeting wish to proceed with it, they will need to begin the process again from the beginning.
 - f. Non-complying shed [REDACTED] – the secretary advised that he will proceed with this.
 - g. AirB&B advertisement – the secretary sought advice on who was the owner of the property so he can pursue the matter of the property being advertised, which is not allowed under the current Constitution.
 - h. Huka Village Body Corporate is seeking a separation from the Huka Falls Resort Residents' Association, and is seeking to put forward a resolution to the AGM to withdraw. Agreed that the secretary respond to Alan Henwood of that Body Corporate to express support for the proposal, subject to no cost being incurred by our Association. Agreed it is an unsatisfactory situation that needs to be addressed.
 - i. Bench seat proposal – on hold for now.
8. Next meeting
Scheduled for September 2, to be confirmed.
9. Meeting closed at 6.40pm

Signed as a true and correct record

Date


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Following this meeting, an email vote was held on the following resolution: "That the transfer of the contingency fund of \$3000.00 from the 2021-22 financial year to the 2022-23 Financial year be approved." The motion was unanimously passed.