



## CORRESPONDENCE OUTWARDS

- Change of contact details notified to Lawyers, Real-estate Agents, Contractors, TDC, Nova
- Email to TDC re RA's stance on speed zone review
- Email to RA to notify drone flight for website footage
- Email to Bruce Bevan and Michelle Roddan – Request for direct instructions to HFRRR committee re: levy payment
- Request to Le Pine & Co. re: 8 Chateau Crescent
- Email to Bayley's Real-estate re: Sale of 38 Noumea Drive

**Motion:** Correspondence Inward be accepted and Correspondence Outward be approved

**Moved:** Wade Helleur

**Seconded:** Iain Mutch

**Carried**

## FINANCIAL REPORT

**Updated Financials to 8<sup>th</sup> December 2021 tabled**

**Accounts Paid (since last meeting):**

- TDC Rates – \$497.39
- Bank Dishonour Fee – \$2.50 – paid
- Nova payment – insufficient funds – committee unaware of automatic payments to suppliers – now resolved – penalty for late payment reversed by supplier as goodwill)

*(Figures include GST)*

**Motion:** That the above accounts be passed for payment:

**Moved:** Wade Helleur

**Seconded:** Beth Hussain

**Carried**

## ACCOUNTS DUE FOR PAYMENT:

- Sawyers Lawn Services (grounds maintenance and weed spraying) - \$6,388.47
- Smart Move Leisure (Lots 38, 39 & 48 mowing) - \$210
- FAA Support Services (Final Xero Acc.) - \$45.28
- Reimburse Dean Calvert for flowers to Robyn (TBC)

*(Figures include GST)*

**Motion:** That the above accounts be passed for payment:

**Moved:** Beth Hussain

**Seconded:** Wade Helleur

**Carried**

## ACCOUNTS TO BE SENT OUT:

- Lawn care for Lots 38, 39 & 48 on 23<sup>rd</sup> Nov. *(paid on behalf of to: Smart Move Leisure)*

**Motion:** That the above accounts be sent to lot owners for payment.

**Moved:** Dean Calvert

**Seconded:** Jackie Robinson

**Carried**

## GENERAL BUSINESS:

- **RA Lawyers – Clayton Stent** – The committee of the view the most recent correspondence from the RA lawyers (copy attached) raised more questions than answers. The chronology of events leading up to the RA AGM and the advice to members concerning the release of Amano Ridge from the RA Rules/covenants as follows:
  - Robyn King emailed Phil Clarke on 18 June 2021 requesting legal advice on the application by Amano Ridge to be released from the RA Rules/covenants.
  - A meeting took place as between the RA lawyers and the then Chair on 14 July 2021. We understand others may also have been in attendance. However such meeting was not minuted and the legal advice requested and given by Cargill Stent Clarke Lawyers is unknown.
  - The RA lawyers **did not** independently verify whether the RA Rules/covenants bound the Amano Ridge development. When questioned on this point, the RA lawyers advised they were not instructed to look into whether the Amano Ridge development was caught by the RA Rules/covenants. The RA lawyers simply assumed the RA Rules/covenants bound the Amano Ridge development and rendered advice on this basis.
  - The RA lawyers then received a letter from Amano Ridge lawyers that the Amano Ridge development was not caught by the RA Rules/covenants. They also received instructions from the RA committee that the RA Rules/covenants were not binding. Again, the RA lawyers **did not** independently verify whether the RA Rules/covenants bound the Amano Ridge development. Simply rendered advice on how to release the Amano Ridge development from the RA Rules/covenants.

The new Chair to request an in person meeting with Clayton Stent to discuss the correspondence and events leading up to the RA AGM and the advice given to date on the Amano Ridge development. Also clarification as to why RA was being asked to pay further legal costs for legal advice on the issue of whether or not the RA Rules/covenants bound the Amano Ridge development or any part of it.

- **Handover from Robyn** – Flowers delivered to Robyn for token of services provided over time. Files uploaded from Robyn King. Chair to confirm hard drives & Common Seal have been handed over.
- **Secretary & Financial Officer** - Interviews completed for Secretary. Melita Campbell appointed Financial Officer.
- **Boulevard** - Dean Discussion with Matt Laity regard café development and maintenance of Boulevard. Matt advising he would mow his side of Boulevard at the same time as the RA. He would not be contributing to ongoing maintenance carried out by the RA.
- **Planting around storm water drains** – cost to be determined and approved by committee.
- **North Park – Rates** – committee questioned why RA was being charged rates. Advised the RA owns the North Park which comprises 2550 square metres of land. The North Park is currently designated for use as a caravan park. However, due to lack of funds the RA has been unable to develop the North Park. Committee discussed how to mitigate rates. Wade expressed the view North Park site was large enough to be subdividable as 3 residential lots – the change of use would require resource consent but such cost would be recovered as each residential lot could have a value of \$350k+. By selling the land the RA could raise over \$1 million dollars in capital which could be used to reduce levies and also develop recreation facilities for RA members.
- **Website** – committee expressed its thanks to Jackie for the time committed to setting up the website. Website reviewed and approved by committee. All members agreeing the website was an invaluable source of information for RA members going forward.

- **Bench Seats** – Dean and Wade have very generously agreed to fund and build a number of bench seats for residents to use.
- **Design Board Standards** - updated and approved by Committee.
- **Non-Compliance issues** - there were a number of new homes with services, hedging and fences which were non-compliant. Design committee to pursue non-compliance issues.
- **Amano – Café - Resource Consent** – Matt Laity had advised he would be putting in an application to develop the church into a café/restaurant in the coming months. A copy of the planning application can be found attached. Of concern were the hours of operation (possibly 7am to 11pm – 7 days a week). Events would include weddings and other celebrations. The commercial loading bay (as against previous assurances to committee) would now be located on the Boulevard. Taupo DC supported the proposal for angle parking on the Huka Falls Road.  
*Committee to canvas RA members to see whether there was support for the café/restaurant. Also to identify issues of concerns including noise, vehicle numbers, hours of operation etc. Committee would make no submission either in support or against the proposal to operate a café/restaurant until all RA members had been consulted and committee had a mandate from RA members.*
- **Speed Zone** - Email to RA members requesting feedback on proposal by TDC to review speed limit in development and whether support to lower speed limit to 30km. Members responses in favour of lower speed limit save for one reply which was neutral.

**MOTION to be passed as a result of General Business**

The Chair to request a meeting with Clayton Stent to discuss the events leading up the RA AGM and clarification as to why RA was being asked to pay for further legal advice on the matter of whether or not the RA Rules/covenants bound the Amano Ridge development.

**Moved:** Iain Mutch

**Seconded:** Beth Hussain

**Carried**

**NO FURTHER GENERAL BUSINESS**

**MEETING CLOSED: 7.22pm**

**NEXT COMMITTEE MEETING:** February 2022

**Confirmed as a true and correct record**



**Chairperson**

9/2/22

**Date**