

MINUTES OF ANNUAL GENERAL MEETING
HUKA FALLS RESORT RESIDENTS ASSOCIATION
PROPERTY AT: 56 Huka Falls Rd, Huka Falls, Taupo

AN ANNUAL GENERAL MEETING of the Residents' Association was held at the Taupo Women's Club Story Place Taupo on Saturday 31st July 2021, at 11am.

PRESENT: As per Attendance List completed by Owners.

Mike & Robyn King, Thomas & Annie Powell, Alan & Jeanette Fleming, Gill Brickell, Coralie & Roger Smitheram, Malcolm Heilesen & Liz Whaley, Nusrat Hussain, Tony Devlin, Neil Elliott, Jackie Robinson, Jacqui Leyden, Carol O'Gorman, Christine Knowles, Pauline Penn, Stewart Dromgool, Terry Dwight, Maureen Relph, Rob Brown, Dean & Amanda Calvert, Christopher Evans, Ted & Sue Swanney, Colin Lewis, James & Julie Cowie, Sue Marshall, Yubo Liu, Bruce Morison, Anne McLeod, Linda McGrogan, Jim Nevill, Sharon & Paul Masters, Graeme & Dawn Stewart, Brett & Erica Ingrum, Maria Jefferis, Kirsten Price & Scott McGill, Wade Helleur, Brian Meyer, Phil Clarke (Guest)

1. CALL TO ORDER:

Christine Knowles (Chairman) welcomed everyone to the meeting.

2. APOLOGIES & PROXIES

Proxies:

Terry Dwight for Wendy Smith,
Terry Dwight for Pat & Keith Rigden
Brent Winkleman for Amanda's Trust
Brent Winkleman for Penny Lyons & Brent Marshall
Brent Winkleman for Betty Kiff
Nusrat (Beth) Hussain for Fiona Schofield
Nusrat (Beth) Hussain for Navy Lung
Nusrat (Beth) Hussain for Hao Ting Yong & Siew Lee Yeo
Ted Swanney for David Rillstone
Ted Swanney for Marie & Barry Fitzgerald
Ted Swanney for Thomas & Annie Powell
Robyn King for Christine Beach
Robyn King for Kyla Harkness
Robyn King for Mark & Anthea Pitt
Robyn King for Matt and Helena Harvey
Jackie Robinson for Ann Fogden
Jackie Robinson for Chance Anderson
Alan Fleming for Helen Ward & Jan Marks
Erna Brown for Ngaire Metcalfe
Sue Marshall for John Marshall

Apologies:

Wendy Smith, Andrew Cunningham, Mare & Barry Fitzgerald, Brin & Maz Carter, Ann Fogden, Deb McCarthy & Frank Little, Christine & Wayne Bennett, Garry Waterman & Truc Thanh, John Marshall, Matt and Helena Harvey, Nigel & Bronwyn Davies, Barbara Newlands, Christine Beach, Kyla Harkness, Anne & Pat White, Keith & Pat Rigden, Jo Routledge, Ian & Kaye Isaacs, Mark & Anthea Pitt, Elle Heappey, Viv & Mike McSherry, Moira Hartnell.

3. CONFLICTS OF INTEREST

Nil.

4. RELEASE OF LOT 510 Encumbrance

Motion: That the report of the Huka Falls Resort Resident's Association Committee be received

Moved: Ted Swanney Seconded: Annie Powell Carried

Motion: That the request by Northlit Living Limited to have Land Covenant 7725392.17 released be approved with the following conditions:

- a) That Northlit Living Limited form a new Resident's Association to be known as Amano Ridge Resident's Association Incorporated (Amano) generally incorporating the rules provide in draft to our committee and prefaced on the concept plans provide publicly for the Amano Ridge Development- final terms to be approved by our committee.
- b) That Northlit contribute to our association's legal and related expenses in giving effect to the release request.
- c) That Amano agree to pay an annual levy for maintenance of common areas between the two associations, in particular the Boulevard entrance from Huka Falls Road, and frontage, and that the initial levy be assessed at \$3,000 including GST per annum.
- d) That Northlit and Amano commit to a No parking provision within the Boulevard entrance way from Huka Falls Road up to the existing roundabout in order to preserve the amenity of this area.
- e) That Northlit and Amano agree to retain all established trees in the area defined in 4 above to reflect the complementary plantings on our land and that suitable planting be undertaken based on a design to be agreed to ensure no parking, either berm, parallel or temporary is undertaken in this area.
- f) That the Association delegate to the Committee the authority to negotiate any final terms based on the broad terms outlined herein, and sign any documentation to give effect to the release of Land Covenant 7725393.17.

Moved: Ted Swanney Seconded: Annie Powell.

This motion was not put to the vote.

Phil Clarke gave an outline of Agenda Item 4 to members, and the implications of the motion. There was a general discussion amongst the members in regards to their concerns.

Motion: That the incoming Committee of the Huka Falls Resort Residents Association be tasked with the following:

- a) Ascertain if Northlit Living Limited is required to be a member of the Association and is bound by the Residents' Association Rules (Encumbrance Instrument –Lot 510)
- b) Further enquiries of Northlit Living Limited to clarify what Northlit Living Limited propose to build in place of the development consented under the current RMA subdivision consent.
- c) Determine whether the Residents Association is an "Affected Person" in respect of the development propose by Northlit Living Limited.
- d) Report on 1, 2 and 3 above to the Members of the Association.

Moved: Tony Devlin Seconded: Terry Dwight Carried.

5. MINUTES OF PREVIOUS MEETING

The Minutes of the Annual General Meeting of the Association held at the Taupo Women's Club, Story Place, Taupo on Saturday 217th October, 2020 commencing at 2pm were taken as read, approved, accepted and adopted as a true and accurate record.

Moved: Christine Knowles Seconded: Michael King Carried

6. MATTERS ARISING FROM PREVIOUS MEETING:

- a) Change needed to date at the header of the budget.
- b) Tree replacement along the Boulevard- A decision was deferred from the last AGM. Discussion ensued in regards to replacement of trees with concerns raised re limited visibility along the Boulevard.

Motion: That the trees along the Boulevard that were removed, be replaced.

Moved: Jackie Robinson Seconded: Beth Hussain Carried

7. CORRESPONDENCE:

Nil

8. FINANCIAL REPORT AND BUDGET:

We are pleased to advise that once again overall expenditure has been within the projected budgets for the past financial year.

We applied \$10,000 from previous years surplus to this budget, allowing some relief during COVID-19 lockdown, by reducing annual levy to \$808.00 per household.

Contingency fund has been used to cover costs of controlling the False Acacia weed breakout, now under control.

Income from capital improvement fund has been spent on the installation of water connection in Far North Park, and first stage of tree planting as per the upgrade programme. Annual report has been audited, common areas and access lanes have been included in the accounts at current registered government valuation.

Motion: That the Financial Statements for the Year ending 31st March 2021 be adopted and approved as a true and correct record.

Moved: Robyn King Seconded: Terry Dwight Carried.

Our budget and subsequent levy payments are approved each year at the AGM, and to this end the Committee is proposing a levy of \$1,000 per household this year, as per the draft budget provided to members.

Included this year is a sum of \$3,660 for the weed spraying of all common areas and berms, also \$2,000 for legal costs that have been incurred in connection with seeking independent professional advice in preparation for this AGM.

Of note is an agreed contribution from Northlit Living Limited of \$3,000 towards the maintenance of the Boulevard and Huka Falls Rd entrance, both of which provide benefit to the proposed new development.

Budget for 1 April 2021 to 31 March 2022

	Excl GST	Incl GST
Ground Care Contract	46,263	53,202
Additional Items		
Mulch	2,500	2,800
New planting, Spraying programmes	1,739	2,000
Weed spraying	3,660	4,209
Annual Tree Care/Pruning/Tree Replacement	3,982	4,579
Total Ground Care	58,144	66,865
Accountancy & Office Costs- NO GST	1,600	1,600
Administration & Management Fee -NO GST	16,800	16,800
Contingency Fund- No GST	3,000	3,000
Auditing Costs	3,000	3,450
Common Power	1,200	1,380
Irrigation Maintenance	3,200	3,680
Legal Costs	2,000	2,300
Public Liability & Management Liability Insurance	1,200	1,380
Water Rates	3,000	3,450
Rates	1,850	2,128
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GST Payable	-	3,210
Total Cost exclusive GST	94,994	
GST on Income	<u>14,249</u>	-----
	109,243	109,243

Less BC Contribution to Boulevard Maintenance	1,478	1,700
Less Bluesky Contribution	2,609	3,000
Less Northlit Contribution	2,609	3,000
Owners Share exclusive GST	88,298	
Plus GST	<u>13,245</u>	-----
Total Owners Share	101,543	101,543
Budgeted Owners Share	101,543	101,543
Number of Owners	102	102
	\$995.52	\$995.52

Motion: That the Proposed Budget for April 1st 2021 to 31st March 2022, be accepted, as presented. That the Residents' Association Levy for the current year be set at \$1,000 per annum. Moved: Robyn King Seconded: Ted Swanney Carried.

9. CHAIRPERSON'S REPORT: Christine Knowles

- Christine Knowles Chair elected after AGM last year. Committee has held monthly meeting with consistent attendance of all committee members. Thanks to Annie Powell, and Michael King who has served for a number of years, and to Gill Brickell also, all of whom have chosen to not be nominated for re-election this year.
- Tree replacement programme has been completed in Chateau Cres, with key tree causing ground damage being removed, and a number of trees replaced with more suitable tree varieties.
- The old water feature has been removed from the pocket park after it was becoming very damaged and potentially dangerous, and has been replaced by an ornamental Urn. Thanks to Michael and Ted who removed the old fountain, and have secured the urn in place.
- Considerable time has been spent by committee in discussions with Matt Laity (Northlit homes) to ensure that the new development does not negatively impact the ambience and quality of our development to date. Matt has made a number of changes to his proposal to ensure that the concerns of residents along the Boulevard, and of the committee have been addressed. We have also been in touch with Council and have been advised that we are only considered an affected party in regards to the current encumbrance on titles which requires members to belong to the RA, and that is all we have been asked to make comment on, as per our earlier resolution.
- The Committee has been monitoring the progress of new builds and has sent out notices of compliance to a number of property owners late last year. There are still a number of home owners that need to screen heat pumps from street and access lane view, and complete screening requirements. Landscaping has been completed on a number of sites that were purchased by overseas owners. There are currently four sites still to be developed. Please ensure that if you are looking to make any external changes to your property, including the addition of sheds, or other structures, that Design Board approval needs to be sought first.
- We are looking to progress with the next stage of developing the Far North park. Jackie has plans available today.
- Parking- always an issue – just a reminder that the RA have no jurisdiction over the public roads- but do ask members to use car parks available and not park on berms in our narrow roads. Access lanes however are under the Committee's care and parking in access lanes is not allowed as per our Bylaws. These must be kept free in case of an emergency. After a number of complaints in regards to vehicles parking in and blocking access lanes, and "Tourists" driving into or through- NO Parking/No thoroughfare signs have been put into place on lane entrances.

Motion: That the Chairman's report be accepted as tabled. Moved: Christine Knowles Seconded: Tony Devlin Carried

10. APPOINTMENT OF RA COMMITTEE

Motion: That the Residents Association Committee have a total number of six members for the current year.

Moved: Christine Knowles Seconded: Terry Dwight Carried

Nominations Received:

Dean Calvert, Wade Helleur, Iain Mutch, Jackie Robinson, Ted Swanney, Elizabeth (Beth) Hussain

All nominees were put forward for election, and a show of hands was taken. The following members were elected to the Residents' Association Committee:

Dean Calvert, Wade Helleur, Iain Mutch, Jackie Robinson, Ted Swanney, Elizabeth (Beth) Hussain.

Elected Committee present introduced themselves to the members.

11. NOTICES OF MOTION

Nil

12. GENERAL BUSINESS

Far North Park Development. A quote has been received for a total of \$48,840.50 (inc GST) to fully develop the park. It is the intention of the committee to proceed in stages as funds allow. A schematic drawing was available for members to view.

Other discussion topics

- a) Roundabout at intersection of The Boulevard and Noumea Drive - to be tabled for incoming committee to investigate
- b) Security Cameras for area - has been investigated before. Will be tabled for incoming committee to consider.

13. APPOINTMENT OF AUDITOR

Motion: That GK Audit be appointed to audit the Financial Statements of the Huka Falls Resort Residents Association for the Year Ending 31st March 2022.

Moved: Christine Knowles Seconded: Ted Swanney Carried.

14. CLOSURE

There being no further business the meeting was declared closed at 12.10pm.

Chairman

Date:

27/8/2022

Secretary

Date:

27/8/2022