

**MINUTES OF ANNUAL GENERAL MEETING**  
HUKA FALLS RESORT RESIDENTS' ASSOCIATION  
Taupo Women's Club - Story Place Taupō  
Saturday August 12 2023 at 2pm

## 1. PRESENT:

As per Attendance List completed by Owners.

Dean & Amanda Calvert, Betty Kiff, Terry Dwight, Sue Marshall, Carol O'Gorman, Keith Rigden, Moira Hartnell, Mark Gardyne, J B Routledge, Sue Munford, Brett & Helen Oates, David McAlley, David Rillstone, John & April Looner, Kyla Harkness, Rob & Erna Brown, Jackie Robinson, Elle Heapey, Liz Whaley, Malcolm Heilesen, Even & Sill Bricknell, Anne McLeod, Alan & Jeanette Fleming, Annie Fogden, Christine Knowles, Noel Munford, Jacqueline Leyden, Barry Fitzgerald, Erica McLean, Nigel & Browyn Davies, Ted & Sue Swanney. Also present was Sarah Lloyd of BFA and Tom Clarke, HFRRRA secretary.

## 2. CALL TO ORDER:

The Chairman, Dean Calvert, declared the meeting open at 2pm and welcomed everyone along. He introduced those sitting at the top table with him: Jackie Robinson, head of the Design Board and the secretary, Tom Clarke. He then introduced members of the Residents' Association committee, Liz Whaley, and Mark Gardyne, noting that Iain Mutch and Wade Helleur were not able to attend. He then introduced former committee member and now advisor and consultant to the Committee, Malcolm Heilesen, and Sarah Lloyd of accounting firm BFA

## 3. APOLOGIES

The following apologies were received: Coralie and Roger Smitheram, Christine Beach, Barbara Newlands, Tina Craill, Mark & Anthea Pitt, Maureen Bayley, Robyn Evans, Trevor & Maria Jefferis, Michael & Robyn King, Jan Marks, Helen Ward, Wendy Smith, Colin Sangster, Chris Bennett, Wayne Cameron, Maureen Relph, Marie Fitzgerald, Julie & James Cowie and Iain Mutch.

**Moved Annie Fogden, seconded Jo Rutledge: That the apologies be accepted. Carried**

## 4. PROXIES

The following proxies were announced.

Wally Plank in favour of the Chairman; Brent Marshall in favour of Amanda Calvert; Trevor & Maria Jefferis in favour of Tania Lord; Wendy Smith in favour of Terry Dwight; Robyn & Michael King in favour of Terry Dwight.

**Moved Ted Swanney, seconded Christine Knowles: That the proxies be accepted. Carried**

## 5. CONFLICTS OF INTEREST

Nil.

## 6. MINUTES OF 2022 ANNUAL GENERAL MEETING

The minutes from the 2022 annual general meeting had been circulated to members.

**Moved Barry Fitzgerald seconded Terry Dwight: That the minutes be taken as read, and that they be signed as a true and correct record. Carried**

## 7. MATTERS ARISING

A members asked what developments were proceeding at Amano Ridge. Dean said the Association has maintained contact with Matt Laity and so far, no definitive proposals have been lodged with the TDC for a resource consent. He believed there had been a number of changes made to the proposed plans since last year, but there has been no definitive application at this stage. The HFRRRA has and will maintain contact with Matt.

## 8. CORRESPONDENCE:

Nil

## 9. FINANCIAL REPORT AND BUDGET:

Financial Reports for the 2022-23 Financial Year

The report had been circulated to owners. There was no discussion.

**Moved Ted Swanney/seconded Terry Dwight: That the report be approved. Passed**

### a. Proposed Budget 2023-24 Financial Year

The proposed budget for 2023-24 had been circulated to members. Terry Dwight questioned why a budget of \$2000 had been proposed for legal costs. Dean said there is nothing imminent that we are aware of that will require legal advice, but the committee is aware that the cafe is coming at some stage and if we need to have representation for the RA in that case, there is provision for that cost. Moira Hartnell then raised the issue that one of the biggest expenses is lawnmowing, which Members also pay for through Council rates, and that lawnmowing and garden maintenance is on land not owned by the RA.

Christine Knowles pointed out that anywhere else in Taupo most people have to mow their own berms. Most residents were aware of this in a show of hands poll. Agreed that anyone coming into the community be made aware of this fact as part of the welcome pack.

Terry Dwight commented that the RA agreed to mow the centre strip, even though that long reserve is owned by the Council, so we had uniformity and that it is worthwhile to do that to keep the community looking good and that it was kept in line with the rest of the community grounds.

Barry Fitzgerald commented that it is incumbent on real estate agents and the legal fraternity to enlighten intending buyers in the estate on the rules and regulations and what they are buying into.

Terry Dwight commented on tree removal/replacement noting that trees on Chateau Crescent loop were supposed to be removed as a graduated programme. His said trees outside his place had damaged the pathway. Jackie Robinson said some trees have been removed and some have had root guards installed, but it is an ongoing programme of removal according to budget.

Sue Swanney commented that the ornamental pear tree outside their property was blocking the sunlight and needs to be trimmed. Dean advised Sue to advise the HFRRRA if there are specific trees that need attention, so the Committee can organise the programme to suit. Jackie and Mark Gardyne commented that Treefellas is coming back to review the programme and plan work.

Barry Fitzgerald questioned the allocation of \$2000 for green waste removal and water rates, pointing out we have never paid water rates. Dean said lawn mowing, trimming and green waste removal came in as a single quote and the green waste removal has been broken out of that quote.

He said the HFRRRA had not been charged water rates by the Council for a long period of time, and when Matt Laity's development started, the TDC discovered that we hadn't been charged. The Council tried to backdate the charges, but the HFRRRA argued against that, so it is down to the fact that we have never been charged for water rates. Malcolm Heilesen said that our water supply has now been separated from Matt Laity's supply, and we will now have to put in our own water meter. He reported that the Council had put in a new water meter but there was a leak on our side of the meter and 900 cubic metres of water had been lost which we haven't been billed for to date. There are three water meters on the estate, and we have to make provision for the cost of that water if we get a dry summer. Recent summers have been wet so the irrigation hasn't been required. Dean commented that Malcolm manages the water irrigation system as required.

Terry Dwight asked about water system to Bastille and the rear part of Noumea. Malcolm said that was talked about at one stage, but nothing further has eventuated, but it is something that will be considered in the future, pointing out that we would need the budget to do it.

There was discussion about the ownership of Pocket Park, and Jackie Robinson confirmed that the HFRRRA does not own Pocket Park. She said the only areas the HFRRRA owns are North Park and the smaller laneways. The rest is Council owned land, but the HFRRRA maintains and looks after the grounds to keep it looking nicer and keeping it up to an acceptable appearance.

Jackie clarified that all the roads (apart from the laneways), the berms, Pocket Park, and middle park are all owned by the council. North Park and the laneways for access to our properties are owned by the HFRRA.

**Moved Amanda Calvert/seconded Terry Dwight: That the budget for the 2023-24 financial year be approved. Carried**

#### **10. Proposed Levy Schedule for 2023-24 Financial Year.**

Dean reported that there was no change proposed for the levy schedule for the next financial year. Terry Dwight commented that there needs to be a hard look at the levy schedule going forward pointing out that there have been significant cost increases and we can't afford to ignore the fact that costs are going to keep on increasing. While the committee has done a very good job in controlling costs he suggested increasing the annual levy by \$100 a year to ensure the necessary resources are available for work that needs to be done. He noted that the original levy was set in 2014, and there have been tremendous increases in inflation and costs since then, and these increases will continue. Dean commented that this is worthy of discussion and the Committee will bear the comments in mind for the future. He commented that the Sawyers contract, one of our larger expenses, is set for three years. He said the sale of North Park will provide equity in the event of a large unseen expense. He noted costs increases are occurring and the committee is monitoring those increases closely and managing expenditure as well as it is able. He said the role of the Committee is to keep the estate looking as good as possible while keeping the levies as low as possible for everyone. Christine Knowles noted that the accounts demonstrate that there is no financial issue that needs to be addressed, but going forward into next year's AGM the committee can bring to residents a recommendation on how it think the fees should be set going forward. Dean said previous committees have managed the finances extremely well and the committee is focused on continuing that level of financial management. He said the committee is mindful that there are a large number of residents who are on set incomes and with all the other costs increasing, the committee is mindful of not unnecessarily adding to their burden. Jackie commented that since 2014 the subdivision has grown and each committee has endeavoured to maintain the levy at the \$1000 figure, but at the time there was road maintenance to consider and the subdivision has more than doubled so therefore the \$1000 levy is coming in at double the original basis. Roads have now come out of that which has kept a nice balance. Terry said it is up to the committee to lead on what it thinks is necessary financially.

**Moved Ted Swanney/seconded Elle Heapey: That the levy schedule for the 2023-24 financial year be set at \$106,700, including GST and that the Residents' Association levy for the year be set at \$1000 per member. Carried.**

#### **11. CHAIRMAN'S REPORT**

The report, having been circulated, was taken as read. Terry Dwight commented that there was a speed limit of 30 km/h in the subdivision He would like the committee to take this matter up with the Council which has resisted us ever since the roads were vested in the Council, putting the speed limit up to 40, which he felt was an excessive speed. He said people ignore the limit. Jackie said the committee has gone back to Council and asked for a review of the speed limit. She said it is on Council's list, but is not considered a high priority by Council. It was noted that most speeding within the estate involves tenants or visitors and not owners. Dean commented that we don't have the jurisdiction to enforce speed limits.

**Moved Sue Swanney/seconded Annie Fogden: that the Chairman's report be accepted. Carried.**

#### **12. APPOINTMENT OF RA COMMITTEE**

Dean commented that according to the Rule 18.1.3 of our Constitution, the Annual General Meeting is required to determine annually the number of members of the Residents' Association Committee.

**Accordingly he moved, seconded Terry Dwight: that the committee continues to operate with its current membership of six people. Carried.**

#### **13. ELECTION OF COMMITTEE MEMBERS**

Dean reported that six nominations have been received for the Huka Falls Report Residents' Association committee. These nominees were Dean Calvert, Jackie Robinson, Wade Helleur, Iain Mutch, Liz Whaley and Mark Gardyne.

**Moved Ted Swanney, seconded Christine Knowles: that these nominations be confirmed. Carried**

#### **14. GENERAL BUSINESS**

Annie Fogden asked if there is any provision or system or plan for civil defence in any emergency situation. Dean commented that the committee is in the process of establishing an emergency telephone contact system. Elle Heapey said she was starting as Neighbour Watch coordinator and is proposing to go ahead with the establishment of the Neighbour Watch umbrella for the estate. There are elderly people on their own. Neighbourhood Watch has a central website where these contact details can be kept and she as representative would have access to that. She is hoping over the next few weeks to contact residents to see who is interested in joining and having email, cellphone, address etc. She said we need to know who the occupant of the property is and not necessarily the owner. Agreed Elle will work with the secretary to advance the proposal.

Moira Hartnell commented that the trees in Pocket Park have been compromised by the recent weather issues and are causing a lot of damage. The Council is providing leafguard for her and her neighbours because of the damage. The very fine needles blocked up her drains. The same type of trees adjoin North Park. She reported that the Council is monitoring them regularly.

Dean commented that he and Amanda are proposing to install a defibrillator on their garage wall, at their own expense, for access by the community. His announcement was greeted with acclamation by the meeting. The nearest one is by St Patrick's School. Amanda said they proposed having instructors give a demonstration to residents of how to use the machine.

Sue Munford commented that people putting rubbish and recycling out too early need to put something heavy on top. This has been happening very regularly and the result is that there has been a lot of rubbish blowing around. Dean said the Council should be doing what other centres are doing and providing recycling bins to avoid the problem. Dean said the biggest problem area seemed to be along The Boulevard where rubbish seems to sit for a long time awaiting collection. One of the problems seems to be people using the AirB&Bs in Huka Village putting out rubbish and recycling when they leave on Monday which can sit for days awaiting collection on Fridays. It was suggested that the rubbish collection point for the Village could be established near the new post boxes.

Christine Knowles proposed a vote of thanks to the committee for the good work they do. The comment was greeted with acclamation by the Members.

Dean commented to Members to not wait for the AGM to raise issues that concern them, but if they have issues, raise them with the committee during the year so the committee can get on and deal with these issues. Dean said some members had reported issues during the year which the committee has been able to resolve straight away.

#### **15. APPOINTMENT OF AUDITOR**

Dean said that under clause 18.6.12 of the Constitution, we are required to appoint an auditor. He therefore **moved, seconded Terry Dwight: That GK Audit be appointed to audit the Financial Statements of the Huka Falls Resort Residents Association for the Year Ending 31st March 2024. Carried**

#### **16. MEETING CLOSE**

There being no further business Dean declared the meeting closed at 3.15pm.

Chairman .....

Date: .....

Secretary .....

Date: .....

