

Minutes

**Huka Falls Resort Residents' Association
Regular Monthly Meeting – held at the home of Dean and Mandy
4 Chateau Crescent Taupō
6pm Wednesday April 11 2023**

The meeting opened at 6.03pm. In attendance: Dean Calvert (chairman), Iain Mutch, Liz Whaley, Wade Helleur, Jackie Robinson and Mark Gardyne, and Tom Clarke (Secretary).

1. Welcome to Guests

There were no guests in attendance

2. Declaration of Conflicts of Interest

There were no declarations of conflict of interest.

3. Apologies

There were no apologies.

4. Minutes of Committee Meeting March 8 2023

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

5. Matters Arising

- a. Huka Village Body Corporate – the secretary reported there had been no further developments. The secretary was instructed to inform Alan Henwood that the HFRRRA Committee would want the TDC to confirm in writing that it is willing to proceed with the removal of the Huka Falls Body Corporate from the Huka Fall Resort Association without obtaining a copy of the original resource consent, before finalising the removal.
 - b. Community get together debrief – agreed this had been a success with about 25 people in attendance. Dean congratulated all those involved in its organisation. Agreed that a mail drop would have been desirable as well as the email notification of the event. This led to a discussion on means of communicating with residents, especially with renters who are not on the current email list. Agreed to compile a data base of mobile telephone numbers of residents as a secondary means of communication. It was agreed that a pre-Christmas BBQ sometime in late November this year would be worthwhile.
 - c. Bench seat proposal – Iain reported that the College can't assist by assigning students to design a solution, so he will work with the College's head of design to create some designs for seating that is simple, low cost and inconspicuous.
 - d. Preparation of proposal for sale of North Park. Jackie reported that Clayton Stent of CSC Law has emailed her with his opinion that there is nothing in the proposal that contravenes the HFRRRA Constitution. Agreed that Jackie will ask Clayton to provide a copy of that opinion in writing to comprise part of her
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report to the AGM. A copy of the Sale & Purchase Agreement for the property from the developers to the RA has been provided by MMC Law proving our ownership of the land, and BFA has provided an estimate of \$1932 (GST inclusive) to provide accounting services for the proposal and how it can be cash flowed. Jackie will obtain cost estimates from Cheal Taupō and Scott Davenport for survey and civil works and will put together a proposal that can go to the AGM. Jackie commented that where the sewer line finishes between the two lots, there is an invert level that means the line would be above the required minimum depth below the surface which will require a pump/macerator. This is not a major issue and is not uncommon, and is resolvable. Dean wants the report to be available to send out at least 10 days before the AGM so residents can study it.

Moved Jackie/seconded Dean: That a payment of \$1932 (GST inclusive) to BFA for the cost of providing a report on the proposed sale of North Park be approved. Carried

- e. Tidy up of Amano Ridge side of The Boulevard. Dean said that Matt has started the tidy up and the area is looking a lot tidier. There was discussion on the problem of rubbish bags being left on The Boulevard that are not being collected. The rubbish is apparently coming from the occupants of Huka Village villas. Mark said he will keep an eye out for those responsible and talk to them.
- f. Tree at 2 Noumea Drive on HFRRRA property. Dean noted that this tree is on HFRRRA land and is not causing any issues.
- g. Girls on Grass re buxus hedge & other plant replacements. Dean and Mark are to meet with Girls on Grass to arrange ongoing maintenance and spraying work and plant replacement. It was noted that clearing weeds from the water drains has not been completed - this is required until the plants reach maturity – and it is schedule to be done. It was noted that they have done a very good job with the gardens which are looking very good.
- h. Audit of register of members. Dean has spoken to Imran Khan regarding this and he is sending through information to Dean.
- i. Finalisation of 2022/23 annual accounts. Dean commented that BFA hopes to have the accounts completed by the end of May.

6. Correspondence

a. Inwards

- i. Kiwibank - interest rate Notice Saver account increase from March 10 (3.55% & 4.10%)
- ii. Kiwibank - interest rate Online Call account increase from March 10 (3.35% to 3.85%)
- iii. David Rillstone – acceptance of HFRRRA decision on problem hedge, 6 Noumea Drive
- iv. Christine Knowles – apology for non-attendance at community get together
- v. Vicki Codlin - apology for non-attendance at community get together
- vi. Sue & Noel Munford - apology for non-attendance at community get together, and raising issue of petanque court location and plant growth in draining sinks (with photos)

- vii. Jeanette and Alan Fleming - apology for non-attendance at community get together
- viii. Helen Larsen – thanks for community newsletter & enjoys living in community

b. Outwards

- ix. Community newsletter to all owners
- x. Mark & Anthea Pitt re committee decision vehicle nuisance complaint
- xi. David Rillstone re committee decision on hedge at 6 Noumea Drive
- xii. Alan Henwood re no copy of Resource Consent

Regarding the email from Sue and Noel Munford, the committee noted that the clearance of the drainage overflow collection areas is being done as part of the ongoing gardening maintenance programme of the estate, but there has been difficulty for the contractors involved because of staff shortages, and the additional load that has been placed on them with the amount of restoration work required in our region following Cyclone Gabrielle. The plants that have been used were chosen by experts in the field because of their suitability, and once they become more established, and undergrowth reduces as a result, the areas will drain more quickly.

Regarding the petanque court, the committee noted that because of budget pressures along with the increased costs of maintenance and materials, we need to prioritise our expenditure very careful and responsibly, and to ensure the maximum benefit to residents from all spending, ensuring that essential needs are met, while keeping fees as low as possible, bearing in mind that we operate with a limited budget.

We also need to consider that any such facility will be utilised sufficiently to warrant its creation and consider the ongoing maintenance costs of each.

It was felt that a petanque court would be a great asset to have and remains on the wish list for when budgets and circumstances permit.

7. Accounts

a. Financial Report

Moved Iain/Seconded Wade: That the accounts for the month of March 2023 as presented by Melita and circulated to members, be accepted and approved – Carried

- i. Dean comment that the year to date performance is satisfactory and we are on target.

b. Accounts for payment

- i. Smart Move (2752) - \$70.00
- ii. Smart Move (2759) - \$70.00
- iii. Sawyers Lawnmowing Service (20348) – \$3621.53
- iv. Clarke Hill Associates (5965) – \$463.33
- v. IRD – GST Payment (due 7/5/23) - \$4032.21
- vi. Girls on Grass – \$8120.73

Moved Liz/Seconded Jackie: that the accounts be approved for payment - Carried

8. General Business

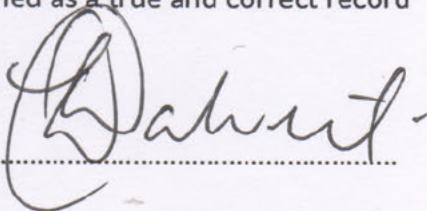
- a. Smart Move had emailed regarding the postponement of flax removal and replacement last year. This referred to the Huka Village area, and is not a responsibility of the HFRR.
- b. AGM date was tentatively set for June 17, subject to confirmation from Imran Khan as auditor. Secretary to discuss with Imran. Dean and Melita will work on a draft budget which will be circulated to members for review so it can be discussed at the May committee meeting. Dean encouraged members to review the budget critically.
- c. There was discussion about the second Body Corporate within the resort and the appearance of the area. Jackie said it was awaiting a quote from Girls on Grass.
- d. There was discussion on the standard of properties on the estate, particularly lichen and mould growth. It was agreed that this should be stressed in the next newsletter.
- e. It was suggested that an invitation be extended from Wade to Terry Dwight to attend the next committee meeting to discuss issues that are concerning him.
- f. Jackie suggested that the secretary join her and Wade on a walkabout to review some issues of concern to the Design Board regarding adherence to the bylaws and constitution with particular regard to sheds, fencing and clotheslines. A discussion then followed on non-complying fences on two rented properties. A general walk around to view identified problems was suggested.
- g. The secretary raised the issue of overdue levy payments relating to the estate of [REDACTED]. Agreed that the estate be notified that if it remains unpaid after one further reminder, that a 5% penalty interest will be added.
- h. Mark reported that he had received complaints from residents about lawn clippings accumulating in the gutters. It was felt this was happening in various parts of the estate and was the result of some of the contractor's employees overlooking the need to blow grass clippings away after trimming. Secretary to mention this to Sawyers.

9. Next meeting

The next meeting will take place on Wednesday May 10 at 6pm at Dean and Amanda's home.

10. Meeting closed at 7.40pm

Signed as a true and correct record



Date

10.5.2023.