

Minutes
Huka Falls Resort Residents' Association
Regular Monthly Meeting – held at the home of Liz & Malcolm
21 Bastille Place Taupō
10am Thursday October 6 2022

The meeting opened at 10.03am. In attendance: Dean Calvert (chair), Jackie Robinson, Liz Whaley, Iain Mutch, Tom Clarke (Secretary).

1. Welcome to Guests

Dean welcomed Malcolm Heilesen to the meeting as a guest.

2. Declaration of Conflicts of Interest

There were no declarations of conflict of interest.

3. Apologies

Apologies were received from Wade Helleur and Mark Gardyne.

4. Minutes of Committee Regular Meeting September 1 2022

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

b. Matters Arising

- i. Speed limit reminder newsletter mail drop. Liz read out the letter she has written to send to all residents. Agreed that Liz will email to Tom who will prepare the final and send to Dean for him to print and deliver to Liz and Malcolm, who kindly volunteered to deliver to resident's mailboxes.
- ii. Reinstatement of 30kph speed limit etc – Jackie reported that she has been in touch with the TDC Engineer to discuss road sweeping in the development, the traffic safety issue at the intersection of The Boulevard and Noumea Drive, and the speed limit. The engineer has indicated in an email to her that the speed limit review will be part of a Taupo wide review of speed limits, so it is a work in progress. The issue of road sweeping has been passed to the Council's Contract Manager. The engineer indicated that the Council does not consider the Noumea Drive/The Boulevard intersection to be an issue because of the low volume of traffic involved. He sought feedback on where the RA believes Give Way signs should be installed, noting that they could not be installed on The Boulevard because this would be counterproductive to the efficiency of the network. He said the Council would consider the installation of a Stop Sign on Noumea Drive if the RA considered that may solve the issue. Jackie said the problems arise when the view south-east along The Boulevard from Noumea Drive is blocked by parked vehicles, and hedging is making visibility worse. Dean commented that

vehicles traveling north along The Boulevard speed up after passing the roundabout and create problems for drivers exiting Noumea Drive. Jackie raised the possibility of installing a speed bump on The Boulevard. Agreed that Jackie will pursue with the Council engineer with a view to having the 30kph speed limit reinstated and when the speed review is likely to be completed. Dean commented it is not for the RA to propose solutions, but for the Council traffic engineers to come up with a solution. Dean said residents have asked the RA to pursue these issues, and some response from the Council is required.

- iii. Huka Village Body Corporate – awaiting further action by the Huka Village Body Corporate.
 - iv. [REDACTED] – shade sail and illegal shed. Jackie reported that she and Wade had visited the owners to discuss both. They approved the proposed shade sail, and Jackie commented that the owners were not aware of the Design Board requirements. Jackie and Wade agreed that while the shed does not meet Design Board requirements, a compromise solution of screening the structure with appropriate trellis and climbing plant was agreed with the owners. The owner is going to provide a plan of the proposed solution for the Design Board to consider. Jackie said a beautifying plan would be an acceptable compromise in this case and she will follow up with the owners. Dean commented that unauthorised structures continue to be a problem and some consistency is essential. Jackie opposed any change to the rules noting that from now on all new residents will receive a copy of the Design Board standards in the Welcome Pack. It was reiterated that all sheds need to have Design Board approval before going ahead. It was agreed that in the new year, the bylaws of the RA need to be reviewed and rewritten to make them more appropriate. Dean suggested that everyone should start compiling lists of the changes that need to be made. It was noted that new owners moved into 18 Bastille Pl three weeks ago, Liz and Malcolm will deliver to them a welcome pack to include the letter approved by Dean, and the Design Board standards. Jackie to produce these documents for Liz.
 - v. Lawn mowing contract and gardening contract. Dean had a copy of the contract with Sawyers which provides for lawn mowing (22 mows per year) for the next three years at a cost of \$31,570.00 per annum, plus \$280 for edging costs and \$630 for one leaf and one grass removal (all including GST). The price is fixed for three years with no provision for increases. Dean commented that we are not being charged per cut, but on an annual basis which is billed monthly. Some months will be three mows, and other months may be one mow. He signed the contract and handed it to the secretary for retention. Dean commented that the gardening contract is still being negotiated.
 - vi. Proposed community get together. Deferred till our next meeting.
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- vii. Flowers Insurance cover. Dean reported that a reduction in cover had been agreed to with appropriate reduction in premium that has already been paid.
- viii. Taupō Womens Club – hall hire refund. The secretary reported that a refund of \$50 was pending, but could not confirm that the refund had been received.

5. Correspondence

Inwards:

Dean had received email correspondence from Louise Wood (TDC Senior Resource Consent manager) regarding the Consent for the new developments at Amano Ridge. Louise advised that as no application has been received at this time, she was unable to advise if the RA would be considered an affected party to the application, but that neighbours adjacent to the proposed development would be. She suggested that at this point the RA should take any concerns it has to Northlit/Matt Laity. The secretary reported that all other correspondence was dealt with in Matters Arising or under General Business.

Outwards:

As above

6. Accounts

a. Financial Report

Moved Dean/Seconded Liz: That the accounts for the month of September and for the six months ending September 30, 2022 as presented by Melita be accepted and approved – Carried

Dean explained that two trees in Maison Way were to be replaced and the Jackie had bought the trees at a cost of \$448 including GST and freight. Jackie to organise the planting of the trees.

Moved Dean/seconded Liz: that Jackie be refunded the cost of the trees – carried.

b. Accounts for Payment

Moved Liz/Seconded Jackie: that the following account for payments be approved - Carried

- i. Clarke Hill Associates - \$820
- ii. Matakana Events Ltd - \$247.98
- iii. Sawyers Lawnmowing Services - \$1854.95
- iv. Smart Move Leisure Ltd - \$70.00
- v. IRD – GST - \$1038.77

Moved Liz/seconded Jackie that the following paid accounts be ratified – carried.

- vi. Nova Energy - \$180.22
- vii. Flowers Insurance - \$977.50

Dean commented that the committee now has a firm grasp on the financial affairs of the Association and has carefully examined and justified every cost.

7. General Business

a. Bench Seats.

- i. Jackie said she had contacted Keiran Smith at the TDC and she will meet with Keiran when she returns from holiday to progress the issue.
- b. North Park sale proposal.
 - i. Budgets and legal advice: Jackie said Dean and she had discussed and agreed to obtain the necessary legal advice before incurring accounting costs. Dean reported that he would contact CSC Law to arrange this. Dean asked that all expenses incurred over the proposal be kept separate so we have a clear explanation of costs. Jackie will continue to drive the proposal as agreed at the last committee meeting, but commented it was not worth going further until the legal and financial issues had been clarified. Dean said he would contact CSC Law today.
- c. Maintenance of Members database.
 - i. It was agreed that henceforth this should be handled by the secretary.
- d. Survey Results – Amano Ridge development
 - i. The summary of the survey of resident's opinions had been circulated to committee members. Dean commented that it was not the role of the RA to support or oppose the development. He said its role is to address the concerns that residents have raised through the survey. These were summarised (in descending order of frequency) as:
 - Liquor licensing generally
 - The late hours of operation (10pm), later with special licences and associated noise
 - Parking
 - Increased traffic flows – especially The Boulevard
 - Loading zone access from The Boulevard
 - Potential loss of privacy for residents

Dean said residents should individually put forward their support or opposition to the proposal while the RA should address the issues raised in the survey. He said he has spoken to Matt Laity and made known to him the RA stance of neutrality, but will meet with Matt to make the resident's concerns known to him.

He summarised concerns about liquor licensing as being mainly concerned with the hours and days of operation. He believes liquor licensing should be a separate matter from that of consent at which point residents can express their support or objections. He proposed that for that reason, the RA should disregard the matter of liquor licensing for now, but he commented that the hours of operation is an important issue for residents.

It was agreed that the proposal for loading bay access to the site being off The Boulevard is an absolute non-starter. Agreed that there should be no access off The Boulevard and that access could be off Huka Falls Road. There was no objection to the proposed parking areas.

Dean suggested that the RA committee should approach Matt to communicate resident's concerns to him and discuss how he intends to address them. To date none of our concerns have been addressed. Dean will arrange to meet Matt and discuss. He reiterated that the RA will neither support or oppose the proposed development, apart from the issues above, but will negotiate with Matt to the best advantage we can. Residents should be encouraged to make their own submissions. Agreed that the RA Committee will present these concerns to Matt Laity, and will make known the results of the survey to the TDC. Jackie asked that we confirm the actual proposed close time for the restaurant and bar. Dean commented that this will not be known until Matt puts in his resource consent application. Dean will edit the summary of the survey findings to present to Matt when he meets him.

8. Future meetings

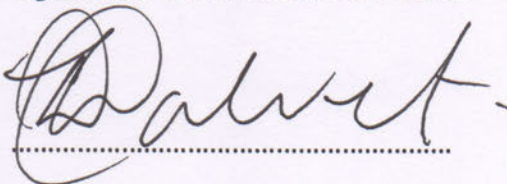
At Iain's suggestion, it was agreed that future committee meetings should be held at 6pm on the second Wednesday of every month, therefore the following dates have been scheduled: November 9, December 14, January 11, February 8 etc.

Dean will be overseas for the month of November, and it was agreed that Jackie will chair the November meeting.

Next meeting will be held at 6pm on November 9, at Jackie's, 4 Chateau Crescent.

9. Meeting closed at 11.30am

Signed as a true and correct record



A handwritten signature in black ink, appearing to read 'D. Laity', written over a dotted horizontal line.

Date

14.12.2022.