

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

The meeting opened at 6.07pm. In attendance: Dean Calvert (chairman), Iain Mutch, Wade Helleur, Liz Whaley, Jackie Robinson, Mark Gardyne, and Tom Clarke (Secretary).

1. Welcome to Guests

There were no guests in attendance

2. Declaration of Conflicts of Interest

Mark declared a conflict of interest regarding an application from him and Julie for approval for a third dog on their premises.

3. Apologies

There were no apologies.

4. Minutes of Committee Meeting July 19 2023

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

It was noted that there had been no Committee meeting in August.

5. Matters Arising

a. Bench seat proposal

Agreed that the new bench seat should be installed in the grass reserve between Maison Way and Bastille Court. Wade and Dean to install this Saturday (Sept 9) starting at 10am. Dean volunteered to find helpers to assist. Wade to obtain the necessary cement and items for the installation.

b. Design Board and solar panel installations

Agreed that the Design Board rules need to be revised to provide for this. Jackie noted that the Design Board guidelines are due for revision and update, and this will include the requirements for solar panels. She will report back when completed.

c. AGM Review

Agreed the AGM was a success. The secretary to upload the draft minutes to the HFRRRA website within the 2 month deadline, after receiving comments from all Committee members.

6. Correspondence

• Inwards

- i. CSCLaw re auditor information.
- ii. GK Audit Services Ltd – audit report: valuation of accessway too low
- iii. Robyn King for Huka Falls Body Corporate 400345 re contribution to HFRRRA
- iv. Gill Brickell re water in Pocket Park urn
- v. Ownership change 6 Noumea Drive
- vi. Various Members - recommendations for Preferred Supplier page on website
- vii. Various apologies and proxies for AGM
- viii. Kiwibank statement for July

- ix. MacDonald Lewis Law re sale of 6 Noumea Drive
- x. NZPost re changes to POBox terms & conditions.
- xi. Various Members re emergency text telephone numbers
- xii. [REDACTED] re application for additional dog
- xiii. Sue Swanney re trimming of trees
- xiv. Robyn King re rubbish/recycling collection
- xv. Julie Nicolson re Huka Village rubbish/recycling on The Boulevard

- **Outwards**

- i. MacDonald Lewis Law re sale of 6 Noumea Drive
- ii. CSC Law – authority to provide information to auditor
- iii. To all Members: Notice of meeting and documents for AGM August 12 2023.
- iv. Letters to three members re AGM and with documents.
- v. All Members - Winter newsletter
- vi. Sarah Lloyd BFA – thanks for attending AGM
- vii. Elle Heappey – estate map and Neighbourhood Watch proposal
- viii. Robyn King re Huka Village rubbish/recycling

- **Moved Iain/Seconded Liz: that the inwards correspondence be received and the outward correspondence approved – Carried**

- i. It was agreed that Gill Brickell's question regarding the plant urn in Pocket Park needs to be addressed. This will be attended to this weekend by the team installing the bench seat who will drill drain holes in the urn.
- ii. There was discussion regarding the problems created by Huka Village residents/guests and the placement of their rubbish/recycling bins. It was noted that currently the rubbish/recycling vehicles cannot get through to get access to the post box area, and once the loop road is opened they will be able to get access and that is when the rubbish/recycling bins should be placed there. The road is completed but is closed during the ongoing construction period. Dean will discuss the situation with Matt Laity who has also raised the problem.

7. Accounts

- a. Financial Report – July 2023
- b. Financial Report – August 2023
- **Moved Liz/Seconded Iain: that the financial reports for the months of July and August as presented by Melita be accepted and approved – Carried.**
- c. Accounts for payment
 - i. BFA (49824) - \$1035.00 (AGM work & attendance)
 - ii. NZPost (Sept12023) - \$210.0 (POBox rental)
 - iii. TreeFellas (190638) - \$920.00 (Tree trimming The Boulevard)
 - iv. Clarke Hill (5998) - \$926.67 (secretarial services August)
 - v. Matakana Events (668) - \$170.35
 - vi. Sawyers (21077) - \$3397.28
- d. Account Payments August to Ratify
 - vii. TreeFellas (190626) - \$3864.00
 - viii. Cargill Stent Clarke (44765) - \$201.25
 - ix. Clarke Hill Associates (5990) - \$860.00
 - x. Sawyers Lawnmowing Service (20916) - \$3397.28
 - xi. Smart Move (2902) – \$70.00
 - xii. Matakana Events Ltd (662) - \$392.45
 - xiii. Taupo District Council – Rates Instalment #1 - \$682.60

Moved Dean/Seconded Jackie: That the accounts for payment for the month of August be approved, and that the payments for the month of July be ratified – Carried.

8. General Business

- A letter from Moira Hartnell addressed to Dean was read out by Dean. The letter requested the addition to the HFRRRA website of:
 - All documentation relating to the function of the RA;
 - information regarding the ownership and maintenance of common land areas within the estate;
 - all invoices paid by the RA;
 - all correspondence and agreements relating to vested lands and maintenance agreements.
- There was widespread discussion about the points raised in the letter. Agreed that the secretary will respond to Ms Hartnell pointing out that all public information is already on the website, including the Constitution, the bylaws, newsletters and the Design Board standards. There was discussion regarding her request that “a detailed map of the development showing what is owned by the RA and what is maintained by the RA but owned by the Council” and how that could be achieved. It was agreed that Jackie will endeavour to produce a simple map to illustrate this. She pointed out that this information is already available on the TDC website. Regarding copies of the invoices paid by the RA, this was declined on the basis that the HFRRRA Owner’s Committee is empowered by the Constitution and by the Members to manage the financial affairs of the Society, on behalf of Members, and it is impractical and unnecessary for all individual invoices to be uploaded to the website.
- Regarding the correspondence with the TDC relating to the vested lands and maintenance agreements, it was agreed that it is unnecessary to add these to the website as they are historical and incomplete documents. It was noted that previous Committee members and the previous secretary/manager have been unable to produce any further documents or correspondence
- Hedge at [REDACTED]

Dean reported that he had a discussion with the new owner of the property. It was noted that the hedge was originally planted inside the boundary when the house was built, and the first owners shifted the hedge outside the boundary replanting it on RA land. It was noted that the RA Owner’s Committee had informed the real estate agent of the situation in February 2023 that the hedge would have to be removed because it was interfering with the rear neighbour’s vehicle access to his garage, and has been doing so for many years. It was further noted that the RA had reached agreement with the previous owners in September 2018 that they would ensure that the hedge was trimmed back sufficiently to allow clear accessway for the neighbour, but this agreement had not been honoured. It was further noted that in February 2023, the owners had once again undertaken to trim back the hedge to improve access for the neighbour, but again this agreement was not fulfilled. Agreed to approach [REDACTED] in an endeavour to meet them onsite to see if we can reach a compromise agreement acceptable to the RA and the neighbour, but if this cannot be achieved, then the RA will proceed to arrange a survey to confirm the hedge is on RA land and will exercise its right to remove the hedge from its property.
- An offer was made to the AGM by Dean and Amanda, to install a defibrillator at their own expense. Dean said he will proceed with the installation of this forthwith. It is proposed that the equipment will be located on the outside wall of their garage where it will be accessible for residents of the Estate. Dean and Amanda have offered to maintain the equipment at their own expense. Their generous offer was appreciated by the Committee.

- Spring Newsletter – secretary to email a draft list of the proposed newsletter content to members for their comment/approval. Agreed that we also need to produce hard copies of the newsletter so it can get to tenants who currently do not receive the electronic version. The secretary to produce the hard copies for Liz and Malcom to deliver.

Mark then retired from the meeting.

- a. The application from [REDACTED] for dispensation to add an additional dog was discussed. They have an elderly dog and wish to obtain another puppy as an eventual replacement. The couple has approval from the TDC for an additional dog. Agreed dispensation would be given, subject to the need for the owners to be aware of ensuring no disturbance to neighbours.

Moved Liz/Seconded Wade – that the application be approved.


9. Next meeting

The next meeting will take place on Wednesday October 25 at Dean and Amanda's home at 6pm.

10. Meeting closed at 7.18pm

Signed as a true and correct record

Date


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16/11/23
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