

MINUTES OF COMMITTEE MEETING OF
HUKA FALLS RESORT RESIDENTS' ASSOCIATION HELD AT
14 Chateau Cres, Taupo
At 7.30pm on Wednesday 4th August 2021



1. **ATTENDING:** Ted Swanney, Jackie Robinson, Dean Calvert, Beth Hussain, Iain Mutch, Wade Helleur, Robyn King (Admin Secretary)
Welcome to new Committee

2. **APOLOGIES:** Nil

3. **ELECTION OF COMMITTEE CHAIR:**

Resolution:

That Ted Swanney be elected Chairperson of the Huka Falls Resort Residents' Association Committee.

Moved: Beth Hussain Seconded: Dean Calvert Carried

Comment made by Ted that he is accepting the agenda as presented for today's meeting

4. **MINUTES FROM PREVIOUS MEETING:**

Resolution:

That the minutes from the meeting held on Thursday 15th July 2021, be received as a true and correct record.

Moved: Jackie Robinson Seconded: Ted Swanney Carried

5. **MATTERS ARISING FROM THE MINUTES:**

- Nil

6. **CORRESPONDENCE**

Inwards:

- Clayton Stent- Agenda Item 4 Document
- Beth Hussain – Committee Nomination et al.
- Beth Hussain- Response to Committee decision
- RA Members- Apologies for AGM
- Bruce Morison- suggestion that we have a Northlit representative on committee.
- Gaylene Hamilton- Documentation request re Sale of properties.
- Matt Laity- Northlit-
- Ted Swanney- Motion put to members re committee numbers
- Beth Hussain- Request for further information re Northlit Development
- Christine Knowles- removal of nomination for Committee
- Matt Laity- latest site plan and 3D images, link to website
- Taupo Women's' Club Rental Agreement
- Matt Laity –invitation to Beth to meet with members.
- Jackie Robinson- Amendment to minutes
- Beth Hussain- Response
- Leigh Morris MMC Law- DOC and COO for new owners
- RA Members Nominations and Proxies for AGM

To Pay

- Nova Energy \$89.06
- Taupo Women's Club \$ 270.00
- Sawyers Lawn Services \$4433.47 Grounds July



Resolution:

That the invoices to be paid are approved.

Moved Ted Swanney Seconded Wade Helleur Carried

8. GENERAL BUSINESS

Committee discussion in regards to proposed Northlit Development Lot 510.

- Beth requested that any personal or business relationships with Matt Laity be declared. All committee members and the Administration Secretary have declared there are no conflicts of interest with Matthew Laity or his business companies.
- It was stated and agreed that all discussions in regards to Lot 510 are to remain within committee, and are bound as confidential.
- Robyn to request from Tony Devlin the wording for his proposed motion at the AGM so that she can draft AGM minutes.

Concerns that Committee wish to address:

- Encumbrance- interpretation of, and costs to seek further clarification.
- RA Membership requirement of Northlit Homes- to establish whether Northlit Homes is required to be a member or not.
- RA's position as an "affected" person.
- Clarity around proposed restaurant/café and Church shop (Lot 433) Hours of operation etc.
- The Reserve – original resource consent shows a reserve that was to be gifted to the RA? Amended RC does not show this reserve.
- Density of Homes, parking concerns.
- Land Covenants (Clause 27) Potential costs of further investigation.
- Suggestion made that the RA submit an objection to council, to give time for RA Committee to seek further information and report back to members.

Action Points:

Resolution:

That Jackie approaches Council to confirm that if we submit an affected party form, it is not binding and can be withdrawn at a later date.

Moved: Dean Calvert Seconded Beth Hussain Carried

- An email is to be drafted by Dean to be sent to the committee members for approval before being sent out to the RA members by Robyn. To be signed by Ted as Committee Chair.
- Robyn is to arrange a meeting with Matt Laity for the purpose of seeking information around the café/restaurant and shop. Robyn, Ted and Dean to attend.
- Beth is to contact Clayton Stent to discuss his findings in regards to the encumbrance and Northlit Homes of being required to be a member of the RA.
- Jackie will be responsible for seeking information in regards to consents.

- Clayton Stent- Amended Agenda Item 4 & Letter to Beth Hussain
- Matt Laity- Email to Phil Clarke from Tom Mounsey
- Reece Bevan (Property Brokers)- Request for RA Information for sale of property
- Louise Wood- TDC- Re "Affected Party" Status of RA
- Alan Fleming-Roundabout proposal for Noumea Drive, The Boulevard intersection be included in any proposal or negotiation with Taupo District Council.

Outwards:

- Clayton Stent- Changes to Agenda Item 4 Draft
- RA Members- Notice of AGM and Documentation
- Beth Hussain- Re Nomination for Committee
- Beth Hussain- Re request for additional information
- Bruce Morison- Re Northlit rep on Committee
- Matt Laity- Request for latest Concept plans
- Ted Swanney- Insurance Review
- Christien Griffin- Completed TWC Application
- Beth Hussain- Additional information approved for release
- Amanda Calvert- Confirmation of Dean as Trustee (re nomination for committee)
- Leigh Morris MMC Law- Levy Certificate and Property Transfer Fee invoice for Settlement of property
- Rachel Thomas- Tremains- Documentation for sale of properties
- RA Members- re apologies and proxies for AGM
- Reece Bevan- Property Brokers- Documentation for sale of properties
- Louise Wood TDC- clarification of Council position re "affected party status of RA"

Resolution:

That the Correspondence be tabled

Moved: Jackie Robinson Seconded Dean Calvert Carried

7. FINANCIALS

The financial report to 31 July,2021 was tabled.

Robyn was asked to provide any written confirmation of agreements by Matt Laity in past minutes, emails, or seek confirmation in writing from him. Robyn had advised that for the most part past discussions between Northlit Homes and Committee and subsequent agreements were verbal.

Resolution:

That the sum of \$8,832.00 be transferred to the NoticeSaver account to accurately reflect the Designated funds balance in the Financial Report for year ending 31-03-2021.

Moved: Iain Mutch Seconded: Wade Helleur Carried.

Resolution :

That Christine Knowles be removed as a signatory from the Huka Falls Resort Residents' Association bank accounts, and internet banking portal.

That Jacqueline Camille Marie Robinson be added as a signatory to the Huka Falls Resort Residents' Association bank accounts, and internet banking portal.

Moved: Ted Swanney Seconded: Dean Calvert Carried.

8A. OTHER GENERAL BUSINESS

- **Communications:**

Dean made a comment in regards to the Committee showing three values-Being transparent, approachable and inclusive .

Committee Comms: Suggestion of two drop boxes- one for all committee comms, and another for provision of information to members.

- **Appreciation of past Committee members.**

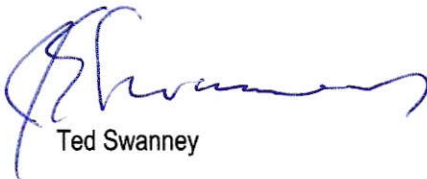
It was discussed and agreed that Robyn would organise two gift baskets from The Merchant for Annie Powell and Mike King who have both served five years on committee. Cost of Gift baskets to be \$100 each. Cards of thanks would be purchased and signed for Christine Knowles and Gill Brickell by Committee members.

9. CLOSURE:

There being no further business the meeting was declared closed at 9.40pm

**Next meeting Wednesday 11th August at 7pm
Hussain/Devlin Residence, 18 Chateau Cres, Taupo**

Signed on Original as a true and correct record:



Ted Swanney

Chairman



Robyn King

Administration Secretary