



Crestwood Home Owners Association (Inc)

Incorporated in 1970
ABN 79 357 595 966

Notice is hereby given that the 53rd
ANNUAL GENERAL MEETING
will be held on Wednesday 22nd June 2022,
commencing 7:30pm at the Crestwood Community Hall.

Please note this meeting on your calendar

Enclosed for your information:

- Proposed Agenda
- Minutes of the 2021 Annual General Meeting
- Minutes of the 2022 Special General Meeting
- Committee Reports

- Financial Statements and Auditors Report for year ended 31 March 2022
- Proxy Form

Previously circulated:

- Nomination Form for Management Committee

Important:

Please make every effort to attend as the Quorum for the Annual General Meeting is ten per cent (10%) of members (one per lot), thirty (30) members present (in person), therefore proxies received *do not count* towards the required quorum.

A quorum must be reached to discuss business.

Proxy Forms are welcome from Home Owners who are unable to attend the meeting yet wish to have their vote cast towards (any resolution that may be passed at the meeting or) Committee Nominations.

You are free to nominate any financial member as your proxy. However, please remember, if your proxy doesn't attend the meeting, *your vote is lost*.

At the moment, we are not governed by any COVID restrictions, but hand sanitizer is onsite and if you would prefer to wear a mask, please do so.

To begin the meeting promptly at 7:30, your arrival from 7pm to catch up with neighbours and sign-in would be greatly appreciated.

Kathrina Oakland
Secretary

PROPOSED AGENDA:

1.0 Apologies:

2.0 Proxies Received:

3.0 Confirmation of Minutes:

- 3.1 The 52nd Annual General Meeting held on Wednesday 23rd June 2021
- 3.2 The Special General Meeting held on Wednesday 23rd March 2022

4.0 Business Arising from Previous Minutes:

5.0 Receipt and Adoption of:

- 5.1 Financial Statements for the year ended 31 March 2022
- 5.2 Auditors Report for the year ended 31 March 2022 (Rule 46.3(b))

6.0 The Election of:

‘a committee member holds office until the positions on the committee are declared vacant at the next Annual General Meeting’

- President – Nomination from Adrian Falconer.
- Treasurer – Nomination from Magdaleen vanBlerk.
- Secretary – no nominations received.
- Aquatics – no nominations received.
- Parks & Reticulation – Nomination from Brian Samson.
- Aesthetics – Nomination from Neil Rae and Laura Dennis as a joined nomination.
- Webmaster – Nomination from Magdaleen vanBlerk
- Auditor – Nomination from: Ross Ledger, Auditor #14163

7.0 Committee Reports:

8.0 General Business:

9.0 Close of Meeting

Kathrina Oakland
Secretary
May 30th 2022

- Consultancy fees expenditure drastically reduced. Where has it gone? Not related to committee reimbursement. *Last year was high due to the water license. This was really a one off, no consultants were required this year.*
- Note 9 placed against committee reimbursements. *This was a typo that it was missed.*
- Payments to suppliers and employees reduced more than 21%. What were contributors to that reduction? *A total of a lot of things. Because of COVID we didn't spend as much as in the past, closed pool, employee change from contract to full time, not paying staff for pool.*
- Accrued expenses, at nearly 20% of the budget. What are contributors to that high figure? *Belgravia have changed the way they invoice from monthly to quarterly, so budget based on previous years. Best to budget conservatively high rather than low. We also had credit in May from hours overcharge. Hard to know what is around the corner, especially with covid, whether we are going to open or not.*

No further questions.

- 5.1 The Financial Statements for the year ended 31 March 2021 as previously circulated to all home owners to be adopted.

MOVED: Russell Wenban, subject to changes SECONDED: Adrian Falconer CARRIED

- 5.2 The Auditors Report for the year ended 31 March 2021 (Rule 46.3(b)) as previously circulated to all home owners to be adopted.

MOVED: Russell Wenban SECONDED: Louis Beugeard CARRIED

6. Election of Officers:

“a committee member holds office until the positions on the committee are declared vacant at the next Annual General Meeting”.

6.1 President

Russell had a question, regarding the president, that was not addressed at the SGM as it was not raised as an agenda item.

Russell read out rules from constitution, regarding Resignation and Removal from Office and felt at the SGM the ex-president was not happy with the decision.

Magdaleen explained, that a motion was tabled at a general committee meeting. Any motion that carried a unanimous vote carried. We wanted to save face and opted to move that way.

George Anderson agreed that the committee acted to save any embarrassment to all parties and details need not be made public.

Adrian Falconer was happy that there is a mechanism to control situations outside of large meetings. Bruce Beveridge gave his opinion also.

Cary Spann explained that as a committee we were to act in the best interests of Crestwood. Serving on the committee is a privilege and urged members to have a good go, encourage community involvement, learning and put their hand up.

Nominations received from: Adrian Falconer.

Adrian explained his background. Bruce Beveridge endorsed his position

MOVED: Bruce Beveridge SECONDED: Cary Spann.
Adrian Falconer, being the only nomination received was duly elected.

6.2 Treasurer

Nominations received from: Magdaleen vanBlerk.

MOVED: Lyn Doyle SECONDED: Cary Spann.

Magdaleen vanBlerk was duly re-elected.

- 6.3 Secretary
No Nominations received.
Nominations requested from the floor. None received.

Position remains vacant.
Kathrina Oakland will stay on as Secretary until the position can be filled.

- 6.4 Committee Member (Aquatics)
No nominations received.
Nominations requested from the floor. None received.

Position remains vacant.

- 6.5 Committee Member (Parks and Reticulation)
Nomination received from Brian Samson.

MOVED: Meghan Wynne SECONDED: Henrick vanBlerk.
Brian Samson was duly re-elected.

- 6.6 Committee Member (Aesthetics)
Nomination received from Graham Bullock.
MOVED: Amit Gohir SECONDED: Cary Spann.
Graham Bullock was duly re-elected.

- 6.7 Committee Member (Webmaster)
No nominations received.
Nomination requested from the floor. Magdaleen vanBlerk.

MOVED: Deborah Spann SECONDED: George Anderson.
Magdaleen vanBlerk was duly re-elected.

- 6.7 Auditor
Nomination from current Gurmit Singh received but withdrawn due to health reasons
Nomination from Ross Ledger Auditor #14163 .
This position requires Auditor's qualifications.

MOVED: Cary Spann SECONDED: George Anderson.
Ross Ledger, was duly elected

7. Committee Reports:

Reports as circulated previously to all home owners to be accepted.
Any comments on report, none

MOVED: Lyn Doyle SECONDED: Sam Rowe CARRIED

8. General Business:

Bruce Beveridge asked Cary to explain how we can spend \$55,200 on the hall toilet renovation in 2018. He suggested cheaper materials and painting instead of replacing doors etc. Cary explained the toilets were gutted from ceiling to under floor. Plumbing, water damaged doors etc were replaced. Quotes were obtained.

Pav Gohir, enquired regarding an email sent from Synergy regarding refunds. No individuals were sent emails regarding Crestwood's refund and he wondered if it would have been a useful email to receive. Magdaleen explained that the refund was received by Crestwood and noted in the AGM documents delivered to all homeowners. To divide the amount between all 295 homeowners and refund would not be worth the effort required.

Cary added that our rates compared with other strata schemes are very cheap and we are blessed to live where we do.

Lyn Doyle, expressed her appreciation on what the Committee does, especially under criticism.

Bruce commented regarding people sleeping in underpasses. Cary stated that anyone is free to call police and move the people on. Cameras are not feasible due to cabling and monitoring. As security gets more advanced and cheaper, it could be a possibility in the future. Cameras are not a deterrent anymore and professional monitoring is prohibitively expensive.

George, asked if we can investigate getting a sound system or microphone that could be used for large meetings (such as AGM's and SGM's) and Santa in the park etc.

Moved George Anderson, Seconded Cary Spann.

Item to be carried over to the next ordinary committee meeting.

Home owners were thanked for their attendance and participation in the meeting.

Close of Meeting: 8:25pm

CHAIRMAN:

DATE:

Crestwood Home Owners' Association (Inc)
Special General Meeting
MINUTES

Crestwood Community Hall
Wednesday 23 March 2022

Meeting re-convened from previous meeting set for 16 March 2022, which did not reach a quorum by 8pm.

New meeting date agreed for Wednesday 23 March, members emailed and mailed.

Meeting Opened: 7.35 pm

Chairperson: Adrian Falconer

Members Present: 28 members present.

Apologies: Rhonda JAMES

Proxies Received: 49 valid proxy voting forms, received by 7.30pm 15th March 2022 are still current for this adjourned meeting.

Allocation of Proxies as follows:

Secretary/Kathrina	25
Treasurer/Magdaleen	9
President/Chariman/Adrian	14
Dwight vanBallegooyen	1

1.0 Business:

- 1.1 To ratify our Home Owners fees for year ended 31 March 2023 as per the Notice of Meeting.

Magdaleen van Blerk (The Honorary Treasurer) moves that:

The Home Owners' fees for the year ended 31 March 2023 are as follows:-

Option A – \$1,356.00 with a discount of \$136.00 to apply – that is a net \$1,220.00 (which includes GST) if paid in full by 30 April 2022

Option B – \$1,356.00 payable by three instalments – the first at \$452.00 (which includes GST) payable by 30 April 2022; the second of \$452.00 by 30 September 2022 and the third of \$452.00 by 31 December 2022.

Option C – if neither the discounted payment of \$1,220.00 (Option A), nor the first instalment of \$452.00 (Option B), has been paid by 30 April 2022, then the total fees of \$1,356.00 (which includes GST) become due and payable by 31 May 2022.

If the second instalment of \$452.00 (which includes GST) under Option B, due by 30 September 2022 has not been paid within 30 days of that date, then the balance of the fees still unpaid (including GST) become due and payable by 31 October 2022

Brief explanation by the Treasurer:

Clarification: the fees raised by \$11 from last year.

Questions from the floor regarding the motion

Russell Wenban, happy to support the budget. But, cannot compare YTD as website info is only up until December 2021.

Magdaleen responded by saying she has the same problem as she draws up the budget in December, so has to interpret for the 3 outstanding months. i.e.; will there be any covid related pool closures etc.?

Chris Currie, Are any upgrades happening to hall or pool? Adrian responded that a letter (email) was sent out regarding subcommittee members being sought.

The initial intention was to have proposals ready for the AGM, but it will take as long as it takes to get it right.

Moved: Magdaleen vanBlerk

Seconded: Graeme Bell

Voting by show of hands:

For: all Against: none

Carried unanimously.

2.0 Close of meeting: 9:07pm

CHAIRMAN:

DATE:

Parks and Reticulation Annual Report – 2022

Hi. Well, it's been an interesting year with covid still hanging around and impacting us.

I'd like to thank all the residents for their efforts around checking the reticulation system. We have had a pretty good season thus far. We have had an 85 per cent run time which I put down to people fixing and reporting their issues.

Early this year we purchased a turf rake to help with our thatch issues. Unfortunately it was held up for 8 months due to covid and shipping issues from overseas, but now it is here and we can plug away with it doing turf reno's which will help keep the grass alive in summer.

Going forward we will be renovating our underpasses as the planting in these areas is very old and woody and difficult to maintain.

I have approached an environmental group about installing bird boxes in the parks which will provide a haven for our bird life. Also a native bush reserve organisation to help us with our bushland revamp.

I look forward to yet another year hopefully with not too many issues and carrying out some more projects.

Regards.

*Brian Samson
Committee Representative - Parks and Reticulation*

Aesthetics Annual Report – 2022

Improvements to properties appear to have picked up this year judging by enquiries and notifications supplied by residents so it has been another interesting year for the Aesthetics representative.

Lots of new residents moving in and updating and improving our estate. Also, a couple of inquiries regarding demolitions and rebuilds including one that has already commenced. It is a great place to live and block sizes are much better than what is available elsewhere so if it is within your budget why move.

Please be careful when choosing to install solar panels and make sure the native protected trees do not obstruct the sun from reaching them. Yes, they are an important part of our future but so too are our trees and we will trim them if they become unruly or dangerous but will not remove them for solar panels.

I would like to remind residents all our footpaths are public and are used by many people and school children on a daily basis and it is a good idea to lock up out of sight, anything we consider valuable, lock our cars at night and post box locks are also a good idea. Unfortunately, our valuable items can be tender for some people.

Thank You all for your continuing cooperation in helping to make our estate and way of life unique and attractive and friendly.

Graham Bullock
Committee Representative – Aesthetics