

Informal Committee meeting 1st November 2021



Present

Peter kemp
Julie Bealing
John Mc Cartney
Gary Pritchard
Robyn Hauser
David Allen

Apology

Mark Simpson

Lots owners Attendance

Nil

Correspondence in -

- Numerous letters from lawyers re land swap and FMP
- Letter from Council acknowledging our work re removal of Tilapia fish from the dam and they have closed the case
- Email from Adele re bins
- Email from Liza Hawley re incorrect information re pool closure from Rebecca
- Email from Brian Croser re incorrect information re pool closure from Rebecca
- Email from Sandy Clark re incorrect information re pool closure from Rebecca
- Email from Marian Drew re incorrect information re pool closure from Rebecca
- Email from May Kiantos re block cleaning
- Email from Brett Furler re block cleaning
- Email from John Gunn re Septic clean out
- Email from Tim and Di re Septic clean out
- Email from Noni Smith re a confrontation with Michael Lane re access to the estate
- Email from Gary Freeme re land clearing
- Email from Derek Chaman re the purchase of lot 4
- Email from Tony Pearson re lot cleaning
- Email from Julie and Gary Connor re lot cleaning
- Email from Renee Turner re lot cleaning
- Email from Mike Cowie re FMP and BAL ratings
- Email from Jasmine Robinson re lot cleaning

■ Email from Paul McClellan re lot cleaning

Correspondence out -

- All letters in were replied to by the secretary or Chairman
- Numerous letters to lawyers re moving the Bush Heritage land swap, Fire Management Plan and Vegetation Management Plan forward asap,
- Letter to Council re Tilipia fish and the change to allow dogs to be walked on the beaches from Springs Beach to Red Rock
- Email from Gary Pritchard requesting a copy of the email Rebecca sent to lot owners with incorrect information (Not replied to)

DA to write to Rebecca re email - Done

Treasurers update -

As per treasurers report

General committee items:

Letter to owners re walking tracks to the beach - DA to do (CMS instructions, drawing etc)

Lot 36 re clothesline

Letter to owner - DA to do - Done

Lights at the gate/pools

White lights - \$150 Bulb and transformer

Blue lights - \$200 (Pool Club in deck lights)

Approximately \$30,000 to do both pool clubs and the gates.

Michael is to get a demo to show us.

DRP update -

DA to write a letter to Jayben re Builders sign - done

Lot 67 new owner will clean up own block

Lots 125, 126, 127, 166, 168, 152 - Grounds committee approved contractor to proceed.
(Sunrise at 1770 Holidays)

Michael requested Lot 21 to also be approved for clean up, as Jaiben will need a BAL rating. A second letter needs to be sent to these owners. This lot has a large amount of fallen trees and built up fuel that needs to be removed.

Michael is to mirror with easement cleaning.

Each block is to have an individual invoice.

We have asked for further quotes on remaining blocks with another contractor

Michael was asked about the lot 2 tree removal. Michael stated that Fred Feather requested the removal of the additional 2 trees after the inspection.

2022 lot clean up Plan- Archers to send owners a letter annually reminding of requirement to manage vegetation on lots. Sunrise at 1770 Holidays will contact owners that they have worked with prior to Archers letter.

Rubbish removal

Michael to contact JJ Richards to investigate a trial of rubbish removal along Bloodwood Avenue by council contractor. Michael has contacted Area coordinator with no response so far.

Lights for pool deck replacement

Replace LED deck lights as alternative to repairing. Current type \$152 New type \$100. Michael to get demo.

Repairs at Springs pool- commenced

Beach Tracks- Use of Matts vehicle has made the replacement of boards a lot easier for Rick. 20 boards left. Need approx. 150-200 to complete. Approved ordering of 200 more boards.

Decking Timber- Assess replacements required for further discussion.

Fish in the dam- Dragged dam 4 times, nothing caught and photos sent to Peter and Council.

Common Areas -Razorback Plan

Easements along Bloodwood Ave followed by bottom of ridge. Matt (BHA) currently doing some areas as well.

Tree Removal by Arborist Mark Elliot

A considerable number of trees along Bloodwood Ave easements need limb/branch removal. Michael is to obtain quote from arborist.

Grounds Committee update -

Beach tracks - need another 200 boards needed to complete the work Grounds committee have approved the purchase

Decking boards need a quote

Arborist quote to clean up the trees on Bloodwood \$1700 per day for 2 men and a cherry picker, 4-6 days, Michael to get a Treescape quote and go with the cheapest.

Update fuel Reduction by BC

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Concrete Cancer of China Beach Pool/ Lifting of the overflow drain at Springs

Beach pool - Gillie has stopped the leaking at Springs Pool, appears to have solved the issue.

Concrete cancer's date for work to commence when the pool's concrete depth is known.

Sewerage Treatment Plant - Update

Work is on schedule and should be finished by the 15th November

Return recycle water (STP) - Update

Potable will start after the ozone is finished

Top up Water System (WTP) -

Water to be tested regularly and reports and sampling points and an explanation of results to be forwarded to the Manager, Michael Lane - DA to do

Bush Heritage Update -

Heads of agreement sent to Ron Holden and the Management and contribution agreement with Bush Heritage is still awaiting the lawyers action. Bush Heritage wont act on the heads of agreement until the contribution agreement is finalised.

Solar update

Springs Pool is complete. China Pool site needs to have the internet connection hard wired, but is otherwise in service. I (Mark) have monitoring capability for both sites on my phone. The sites are working well.

Some trees could be trimmed to reduce shading on the panels - the BC committee is happy for this to occur. Grounds Committee will pass on to Michael Lane to get this done.

Mark will contact Simon to confirm a start date for the Compound solar system, advising Simon that we are happy to pre-pay for panels in order to secure them in a timely manner (noting supply chain issues).

Communications – possibility that ADSL service will be cut off, but no timeframe. Alternatives are NBN Fixed wireless (if in line of sight), 4G mobile data, NBN Sky-muster satellite internet (\$70 per month), and possibly in 2022, Elon Musk's new satellite internet service (\$140 per month and \$700 for satellite dish).

Nursery operating Budget for Jan 22 - 30 June 2022

Michael to provide a report, eg time associated with running the nursery, cost of items etc

Certification issues update

- Legal change to the Fire Management Plan 4 meter regulation needs to be changed through the courts. This does not apply to clearing trees only undergrowth.
- Continuing to assess every new building on its merits, no species trees are to be removed.
- Do we approve to continue to go through the legal process? - approved by committee
- Committee supports the direction that Gary is taking with new buildings and owners

Meeting finished 12.30pm