



**Annual General Meeting 2017  
of Community Corporation 21109 Inc  
Aldinga Arts EcoVillage  
Sunday 27<sup>th</sup> August 2017  
Aldinga Bowling Club, Port Road, Aldinga**

**1. Present, Quorum and Attendance**

**10:15 Meeting opened**

Jane O'Connell and Shelley Milbank confirmed from the registration desk that a quorum was present, and that the cut-off number for special resolutions was 42 votes against.

In all, there were 60 in-person registrations and 54 registered proxies for a voting total of 114. Out of 181 lots, 13 were ineligible to vote.

Voting members present (lot numbers):

3	21	35	52	76	94	106	119	142	310
7	26	42	58	77	95	108	120	148	312
8	27	48	60	79	97	115	122	302	320
9	32	49	61	80	98	116	131	303	322
16	33	50	63	89	99	117	132	305	350
19	34	51	69	91	103	118	133	307	355

Proxy votes registered (lot numbers):

1	29	44	59	81	96	109	127	149	316	352
4	30	45	66	84	100	112	129	308	318	357
18	31	46	68	85	101	121	130	309	321	358
22	39	54	71	90	102	123	134	313	323	360
25	40	56	77	92	105	125	136	315	351	

Silent & Absent - (eligible lot numbers not represented by proxy or in person):

2	14	28	43	64	73	86	107	128	144	324
6	15	36	53	65	74	87	110	135	301	354

11	17	37	55	67	78	88	111	137	304	359
12	23	38	57	70	82	93	114	138	311	
13	24	41	62	72	83	104	126	140	314	

Apologies:

John Heij

## 2. Appointment of Meeting Chair, Welcome and Presiding Officer's Report

As the Presiding Officer, Bea Molanus-Winkel was absent overseas, the Secretary opened the meeting by presenting Penny Westhorp and Tony Gerlach as nominees to chair the meeting and present the finance resolutions respectively. They were endorsed in these roles by a show of hands.

Penny gave a Welcome to Country on behalf of Traditional owners, and a general welcome to members, especially new members who were invited to stand briefly and be recognised. She then read Bea's Presiding Officers' Report which is summarised below:

Time goes so quickly that that I can imagine with work, children and extended family, and other commitments, some of us feel like we can't keep up with what is happening. That's the reason why MC and Coordinators have put extra effort into getting minutes of meetings onto the website so you can keep track what is happening – and I hope that all Villagers do make an effort to read the News Feed.

We have had many positive things happening, but there is only time to mention a few:

- Orchard Walk is now occupied and looking more and more a part of the Village. Lovely to see so many new little villagers coming together at the little play ground and trampoline. You suddenly realise how important it is to have this common ground, where we can connect through the little ones.
- Quite a few babies have been born, and the "Yarning" group has been busy with delivering their blankets.
- While several families have moved out, some of the new ones have thrown themselves into the work so that it feels like they have been here for years.
- CDC has been working hard, especially with a detailed plan for increasing engagement, participation, and volunteering.
- The Asset Register has been worked up to the level where the next step, with professional help, will be from to put a value on everything and calculate depreciation.
- The Works team has continued to keep the environment of the village looking good and working well. Big projects have been road bitumising,

and gradual replacement of the street lamps with more efficient LED bulbs.

- We again had an incredibly exciting Winter Solstice. Thank you to all the talented people who made this night a magic one.
- Steve Poole has given two very interesting talks on the *History of the Village*, and *What is an Eco Village*. These have been made available in film or slide show form for those who could not come.
- Excursions have been offered around the farm, worm farm and WWTP - especially for new villagers. Those who took part enjoyed the experience and learnt a lot. Thank you to all who organised this and took the job on.
- Although, sadly we had to say goodbye to Richard Clampett's old boat near the firepit, Alli Coghlan has offered to create a new play boat on the same spot in the near future, with the help of some younger ones in the Village.

Unfortunately not everything has been positive – and yes that is life. I am sure we all hoped that we would be close to having our Community House built and / or the Amphitheatre upgraded. The reality is that with so many different points of view it is hard to come to a consensus. This year has been particularly difficult. Communicating and finding agreement has been challenging. The good part is that all involved around the Heart of the Village and Amphitheatre are open for talks and willing to go ahead. A big thank you to you all.

My role as Presiding Officer has come to an end, but I would like to thank all Volunteers for their input and efforts to keep the Village working. It is the freely given work by Volunteers that keeps the levies as low as they are. Most of the time I have really enjoyed my role as Presiding Officer but, unfortunately, I have also come out of this job with some worries. If you would really like to know why, I will be happy to have a conversation, but it will have to be after we return from overseas on 12<sup>th</sup> November.

All the best for the AGM and the coming year.

Bea Molanus-Winkel – outgoing Presiding Officer

### **3. Confirmation of the minutes from 2016-17 General Meetings:**

Covered the Minutes of two meetings: the 2016 AGM on 28/8/2016 and the GM held on 28/5/2017; both sets of Minutes were web posted within 7 days of the meeting with an advisory notice in the News Feed

#### **Resolution 3.1:**

***That the Minutes of the 2016 AGM be accepted***

#### **Ordinary resolution**

**Moved:** Elizabeth Heij, Secretary; **Seconded:** Coralie Dutka

**Carried unanimously with no abstentions**

**Resolution 3.2:**

***That the Minutes of the GM held on 28 May 2017 be accepted***

**Ordinary Resolution**

**Moved:** Elizabeth Heij, Secretary; **Seconded:** Tony Gerlach

**Carried unanimously with 3 abstentions**

**4. Financial Reports & Finance Resolutions** – presented by Tony Gerlach

*[For full background statements for these resolutions, consult the Agenda document.]*

**4.1. Treasurer's Report and 2016/2017 Financial Report**

This resolution covered the Financial Statement prepared by UnitCare Services and the Financial Report prepared by the Treasurer, John Heij, who was thanked for his report with applause.

**Finance Resolution 4.1:**

***That the 2016/17 Financial Statement and Financial Report be accepted.***

Tony Gerlach explained the need for two reports: UnitCare Services works to a standard financial year from 1 July to June 30, whereas the Community works to a "management year" from 1 September to 31 August. While these two reports cannot be directly reconciled, they enable the Community to approve the budget at the AGM and begin spending against it in a time frame that is meaningful.

**Documents:** The reports were circulated with the Agenda.

**Resolution required:** Ordinary Resolution

**Moved by:** John Heij; **Seconded:** Elizabeth Heij

**Carried unanimously with 2 abstentions**

**4.2. 2017/2018 Budget**

Tony explained that the Budget had been prepared, in consultation with all Circle Coordinators, by John Heij working with UnitCare Services and Jodie Summer. UnitCare's role was covered under their management fee.

**Q:** (Question from the floor): How did UnitCare help in the process? I presume that all the MC Circles had formulated their own inputs initially before these estimates were conveyed to UnitCare.

**A:** (Answer): This presumption is correct.

#### **Finance Resolution 4.2:**

##### ***That the 2017/18 Budget be adopted***

**Documents:** The proposed Budget for 2017-18 and background information were circulated with the agenda.

**Discussed with and endorsed by:** Management Committee, UnitCare Services

**Resolution required:** Ordinary Resolution

**Moved by:** John Heij; **Seconded:** Tony Gerlach

#### **Carried unanimously with 2 abstentions**

### **4.3. Determination of levies**

**Background:** 10 year history of levies:

<b>2016</b> 1.11% increase	<b>2011</b> unchanged
<b>2015</b> 5.0% increase	<b>2010</b> unchanged
<b>2014</b> 3.0% increase	<b>2009</b> 5% increase
<b>2013</b> 4.0% increase	<b>2008</b> unchanged
<b>2012</b> 3.5% increase	<b>2007</b> unchanged

Tony explained that the Community is in good shape financially and in a position to choose whether to hold levies at the same level or use a CPI rise to provide flexibility to cover some initiatives that were un-costed at the time of budget preparation (e.g., conversion of the Asset Register to a rolling 5-year budget).

**Q:** *What will be our financial liability if we have a major breakdown e.g., of the WWTP?*

**A:** *The chance of such major breakdowns is very low. Maintenance on the WWTP and other infrastructure is done regularly and we have an insurance policy that would help.*

**C:** *(Comment): It makes more sense to have relatively small regular increases in line with the CPI than to try to hold levies constant and then have to have a large increase or special levy.*

**C:** *In agreement with the previous comment, it is much better to be cautious and work with CPI increments, at least until we have an asset plan completed.*

**Q:** What would be the situation if the Community Hall is brought back into consideration?

**A:** Considerable further savings would be required as the full cost estimate would be about \$600,000 and at present we have only about \$217,000 set aside for the purpose.

**C:** I'm supportive of refurbishing the Sharing Shed but it would be good to save towards the big hall if this is the community's desire.

**Q:** How much does the CPI rise amount to in dollars?

**A:** This is shown by comparing the last two columns in the levies table.

**Q:** Is there any option to vary the amount of the levy for people having difficulty paying?

**A:** No this is not possible and would be too hard to implement. However, there are various payment options (e.g., monthly or fortnightly rather than quarterly) that can be set up to help with personal budgeting.

**Q:** If we do have a rise, how much more will go into the Sinking Fund.

**A:** This is shown in the background statement. \$117,950 will be collected with the rise and about \$115,526 with no rise (i.e., between 2,000 and 3,000 more with the rise)

**C:** Jenni McGlennon gave a tribute of thanks to all volunteers for saving the Community money and keeping levies down. The tribute was endorsed by members with applause

<b>2017-18 Levy Scenarios (All incl. GST)</b>	Lot entitlements	Admin Fund (2.1% rise)	Sinking Fund (2.1% rise)	<b>Total levy (2.1 % rise)</b>	<b>Total levy (No rise)</b>
Charge per lot entitlement	1	\$9.043	\$6.5199	\$15.56	<i>(See first note above)</i>
Tetragonia Townhouse	73	\$660.12	\$475.46	\$1,136.08	\$1,112.68
Seaberry & Orchard	77	\$696.32	\$502.04	\$1,198.36	\$1,173.68
Orchard	78	\$705.36	\$508.56	\$1,213.92	\$1,188.88
Seaberry	80	\$723.44	\$521.16	\$1,245.04	\$1,219.40
Seaberry	82	\$741.52	\$534.64	\$1,276.16	\$1,249.88
Commercial, Townhouse	83	\$750.56	\$541.16	\$1,291.72	\$1,265.12
Orchard	91	\$822.92	\$593.32	\$1,416.24	\$1,387.08
450 sqm lots	112	\$1,012.80	\$730.24	\$1,743.04	\$1,707.20
600 sqm lots	123	\$1,112.28	\$801.96	\$1,914.24	\$1,874.80

**Finance Resolution 4.3a:**

**That the total levies (per lot entitlement) increase by 2.1% for 2017/18 (i.e., a CPI rise). (CTA s114(2)) (See columns 3-5 from the left in the levies table above)**

Admin Fund levies collected from the community as a whole = **\$163,600**

Sinking Fund levies collected from the community as a whole = **\$117,950**

**Documents:** AAEV Proposed Budget 2016-17 circulated with the agenda  
**Discussed with and endorsed by:** Management Committee, UnitCare Services  
**Resolution required:** Ordinary resolution  
**Moved by:** John Heij; **Seconded:** Tony Gerlach

**Carried with 17 against and 1 abstention**

**Finance Resolution 4.3b: Withdrawn**

*(That the total levies (per lot entitlement) remain unchanged for 2017-18.)*

**Finance Resolution 4.4:**

***That the Management Committee be authorised to manage and re-allocate as necessary any line item expenditures within the approved budget, excluding funds for active special projects;***

Tony explained how this provision allowed the Management Committee (i.e., all Coordinators in consensus) to respond to unexpected costs and changes in plans. He gave an example of where funds from other parts of the budget have been transferred in response to unanticipated circumstances.

**Discussed with and endorsed by:** Management Committee  
**Resolution required:** Ordinary resolution  
**Moved by:** John Heij; **Seconded:** Tony Gerlach

**Carried with 1 against and 2 abstentions**

**Finance Resolution 4.5:**

***That a special project is “active” until the project leader and Management Committee agree in writing (or have been formally minuted to agree at an MC meeting) that the work is completed or has been terminated as no longer relevant; and further, if a project is no longer “active” it may be removed from the project list, and residual funds, if any, transferred to the new infrastructure line in the Sinking Fund.***

Tony explained the need for this rather bureaucratic provision in terms of simplifying the budgeting process by removing obsolete line items before drafting the budget for approval at the AGM.

**Q:** Could funds freed up in this way be available to a newly approved project?

**A:** Potentially, yes, depending on the project.

**Resolution required:** Special resolution

**Discussed with and endorsed by:** Management Committee

**Moved by:** John Heij; **Seconded:** Tony Gerlach

**Carried with 1 against and 1 abstention**

**Finance Resolution 4.6:**

***That the Community Corporation approve the transfer of up to \$20,000 from the Administration Fund into the Sinking Fund***

**C:** In preparation of the budget, a small surplus is planned in the Administration Fund to allow for unforeseen costs. If it has not been used during the year, it is then transferred to savings in the Sinking Fund.

**Discussed with and endorsed by:** Management Committee

**Resolution required:** Special Resolution

**Moved by:** John Heij; **Seconded:** Tony Gerlach

**Carried unanimously with 3 abstentions**

**Finance Resolution 4.7:**

***That UnitCare Services be engaged as the management services provider for the 12 month period ending 31 August 2018.***

**Discussed with and endorsed by:** Management Committee

**Resolution required:** Ordinary resolution

**Moved by:** John Heij; **Seconded:** Tony Gerlach

**Carried unanimously with 2 abstentions**

**----- End of Finance resolutions -----**

Cam Waters moved a motion of thanks to John Heij, Tony Gerlach, and Elizabeth Heij for the work on these resolutions, and for years of voluntary effort on "everything." The motion was endorsed with applause. Penny extended the vote of thanks to Kevin Chan and Jodie Summer for inputs over the years in the financial area.

## **5. Other resolutions (non-financial)** – presented by Penny Westhorp

*[For full background statements for these resolutions, consult the Agenda document.]*

### **Resolution 5.1: Continuing to reduce the impost of Fidelity Guarantee insurance:**

***That the insurable total in the Sinking Fund continue in 2017-18 to be capped at \$100,000 with the consequent small increase in risk being accepted by the community as a specified condition for granting by the Attorney General of a degree of relief from high and “trailing” fidelity insurance premiums.***

It was explained in the circulated background statement that the first application of this resolution in 2016-17 saved the community \$2,380 on our insurance premium. We would expect a similar level of savings in 2017-18. It was also explained that the saving conferred by this provision is very significant in relation to the slight additional risk. Fidelity insurance is designed to protect our funds from mis-use by community members. Our Sinking Fund is held in the trust fund of UnitCare Services, which itself carries substantial fidelity insurance and is subject to annual professional audit. Our funds cannot be accessed directly by community members, and there is a robust system of permissions and oversight in place to regulate expenditure.

**Resolution required:** Unanimous resolution

**Discussed with and endorsed by:** Management Committee

**Moved by:** Elizabeth Heij, Secretary, on behalf of the Management Committee

**Seconded:** Coralie Dutka

**Carried unanimously with 3 abstentions**

### **Resolution 5.2: Wood storage container to facilitate Heart-of-the-Village (HoV) development:**

***That the community approve the long-term placement of a 40-foot shipping container on common land as indicated on the attached map. The container is for storing building materials until it is no longer required.***

**Q:** will it be decorated or clad?

**A:** Yes - the intent is to do this.

**Q:** If the motion is lost what would happen?

**A:** This is already covered by the approval at the GM in May of a built structure at this site for wood storage. Using a container instead of building a shelter requires less effort and is more vermin-proof and weather-proof.

**Q:** Is the timber for village projects or private use?

**A:** Potentially a bit of both.

**Q:** Is it worth considering a more permanent wood storage solution?

**A:** it may be in the future but that is not within the scope of this resolution

**Resolution required:** Special resolution

**Discussed with & endorsed by:** HoV Circle, Management Committee

**Moved by:** Tony Gerlach; **Seconded:** Susan Schuller

**Carried with 1 against and 3 abstentions**

**Resolution 5.3: Limiting trailer parking in visitor parking spaces:**

***That the Community will designate six visitor parking spaces for the parking of trailers that can be shared by a number of villagers***

**Q:** Whereabouts would the trailer parks be?

**A:** Throughout the Village depending on where the participating trailer owners live.

**Q:** Could they be parked in the main Parking lot?

**A:** Probably in the short term but Council is alert to the fact that we need a certain number of parking spaces to service the commercial lots once we have more businesses active.

Tony explained that this resolution is the first stage of freeing up visitor parking spaces, and the Village is looking into future likely prohibition (as per the By-Laws) of any towed vehicles, other than the designated 6 trailers, being parked on common land.

**Resolution required:** Ordinary resolution

**Discussed with and endorsed by:** Parking Forum; Management Committee

**Moved:** Bea Molanus-Winkel & Sue Eltahir; **Seconded:** Penny Westhorp

**Carried with 1 against and 6 abstentions**

----- **End of resolutions** -----

## **6. Election of officers:**

*[The Offices of Presiding Officer, Secretary and Treasurer are required by the CTA to be filled by annual election at the Community AGM]*

A short report was circulated with the agenda on the one-year trial in 2016-17 of appointing Coordinators from within their Circles rather than electing them along with the Statutory Officers at the AGM. This report was referred to the incoming MC for consideration and any follow-up action in 2017-18.

The following Officers were nominated and subsequently elected:

<b>Presiding Officer</b>	<b>Julie Jordan</b>
<b>Secretary</b>	<b>Shelley Milbank</b>
<b>Treasurer</b>	<b>John Heij</b>

John Heij stated that his preference was to stand aside in favour of another suitable nominee. Further nominations were called for from the floor but without response. John was therefore elected on (his) conditions that it would be only until another suitable volunteer could be found, that the Finance web pages would be maintained, and that any necessary assistance would be provided for preparation and presentation of the annual budget. Members were encouraged to consider the call for alternative nominations, and talk to John if they were interested in taking on, or assisting with, the Treasurer's role.

A plea was made to all members not to "button-hole" the Presiding Officer with community business matters at village social events!

### **Circle Coordinators for 2017-18**

The 2017-18 year will be initiated with the following Circle Coordinators appointed from within their Circles under the 2016-17 trial system. During the year, they will be responsible for seeking any necessary assistance, implementing relevant training, and "evolving" representation to MC in consultation with their groups.

<b>Works</b>	<b>Tony Gerlach</b>
<b>Heart of the Village</b>	<b>Tony Gerlach</b>
<b>Farm &amp; Food</b>	<b>Rae d'Esprit</b>
<b>Community &amp; Social</b>	<b>Penny Westthorp</b>
<b>Arts</b>	<b>Annette Inwood</b>
<b>Building Development</b>	<b>Dix Molanus</b>
<b>Natural Environment</b>	<b>Jill Wilson</b>
<b>Interment</b>	<b>Vanda Rounsefell</b>

The Coordinator appointments were acknowledged with applause.

----- Lunch was taken from 11:45 am to 1:30 pm -----

## 7. Reports from the Floor

### 7.1. CDC Projects in progress – Presented by Penny Westthorp

**Community Engagement:** Penny began her report with a visual summary of the scope and status of activities under the large CDC project on Engagement, Participation & Volunteering. A number of initiatives are now implemented or in active preparation.

**Governance:** Attendees were asked to indicate by show of hands if they supported the launch of a Governance project by CDC; the answer was strongly in favour. A governance project would document the processes currently in use, based on Sociocracy, the CTA, and experience within and outside the village. It would make recommendations for any changes that might be needed, and develop resources to support committees/circles. An information/education process would then be undertaken, so that members of committees and circles all understood the processes e.g. for calling meetings, representation and quorums, reporting, recording and posting minutes, making consent-based decisions, and responding constructively and inclusively to dissent and objection.

**Communications:** The communications team (a constituent team of CDC) will embark on revamping the current website – using conventional website layout, storing documents in logical categories and developing and providing information/education about the use of the website. This was strongly endorsed by the meeting. Members preferred this approach to proceeding immediately with an investigation to inform redesign of electronic communications within the village; this could be undertaken after changes are made to the website if the village considers it necessary.

**Q:** Over the years, a small number of villagers have started off involved and enthusiastic but for various reasons have become disengaged over time. Has any thought been given to looking at why this happens or how to bring disengaged or alienated members back on board?

**A:** Not so far but this can be looked at.

### 7.2. Traffic Calming Project – Presented by Wayne Allen

Wayne stated, for the benefit of new members, that the Traffic Calming project was set up to deal with excessive speed and rat-running through the village by outside traffic. Stage 1 – the slow points in Dianella Way either side of the Clematis junction will be put in place in the next couple of months, and then reviewed in use. These will be delivered as prefabricated shapes, and volunteer help will be needed to get them fixed into place and filled in.

The chicane which has been installed at the west end of Tetragonia is now in place and being observed for effectiveness. It is acknowledged that the unsealed road

base in this area is becoming pot-holed more rapidly with the new configuration but, this will presumably be dealt with as part of the program for road repairs and upgrades.

Wayne also mentioned that he is the contact for pathway projects, including local paths in neighbourhood group areas. A couple of local paths have been put in recently with help from the paths budget. Neighbourhood groups are encouraged to plan for local path projects, and to discuss them with Wayne when ideas have formed.

In terms of village level pathways, one such project coming up involves resolving the northern end of Market St and how it interacts with the Sharing Shed / Longwood Hall update. Anyone interested in contributing should contact Wayne.

**Q:** We need road signs, especially speed signs. Can this be done?

**A:** Unfortunately, we are not able to put in any restriction lower than 40 km/hr. Rather than signage, we need to create a sense of "non-standard" conditions and different space so more care is taken under a sense of unfamiliarity.

**Q:** Can the planned wall on the northern side of the Tetragonia chicane be implemented and the road through this point sealed?

**A:** It's on the village "to do" list.

## **8. Any other business**

### **8.1. Heart of the Village (HoV):**

Tony Gerlach reported that the wood storage container will be delivered on site soon and regular working bees will be called to clear Longwood hall. Good attendance is important as the sooner we can clear Longwood Hall the sooner we can get to work on planning and implementing the new Sharing Shed.

The HoV Circle would also be happy to hear from anyone with ideas and energy for the Amphitheatre upgrade, and also concept suggestions for paths in the HoV area.

**Q:** Can the farm gate code be changed and kept "tight" as there is a lot of equipment now stored on the Farm. It has been spread too widely outside the Village.

**A:** Yes - We can attend to this now Andy Coe has returned from holiday.

### **8.2. Village Open Day – 5<sup>th</sup> November:**

Julie Jordan unveiled the new poster prepared to promote the Open Day, and called for volunteers to participate when called for.

**There being no Other Business the meeting closed at 1:30 pm**