

# GREENHITHE RESIDENTS ASSOCIATION

## MEETING MINUTES

*Tuesday 16 October 2018, Old School Building Greenhithe*

Chairman Brian Carran called the Greenhithe Residents Association regular meeting to order at 7:40 p.m., with warm greetings and welcomes to Chris who returned from a long trip and to Dale who joined the meeting for the first time.

### **Present:**

**Chairman:** Brian Carran

**Deputy Chairman:** Trish Cassone

**Members:** Christopher Deane, Rory Howard, Dale Morris, Ivy Lu, Mick Sinclair, Dennis Thornton, Elaine Utting, Annie Yong-Mewburn, David Willmott

**Guests:** Michelle Heald (Hall Manager)

### **Apologies:**

Simon Gordon, Wayne Tibbotts

Uzra Balouch, Margaret Miles (Local Board Members)

### **Matters arising:**

- Mark Anderson has been fully engaged with his own business since his appointment as committee member from the last AGM thus not being able to participate in GRA operation. Mark regrets he has to resign from the committee, but offers to assist if needed.

**Motion put:** That the Committee accept Mark Anderson's resignation.

***Motion by Brian, Second by Dennis, Motion Carried (1).***

- The GRA Committee, on behalf of all Greenhithe residents, express sincere thanks to North Harbour Local Board for their timely clearing of the drain/gully (end of Orchard Reserve, between No12 and Kings Liquor) to speed up the flow and prevent overflow during rain season.

### **Approval of minutes from last meeting**

- 7 August 2018 minutes were circulated prior to the meeting. The minutes are accepted and approved as a true and correct record. No matter is raised.

***Motion by Brian, Second by Mick, Motion Carried (2).***

### **Correspondence**

- Correspondence from Local Board member concerning two cases filed previously:
  - a. Oscar Road ditch and orange fencing: AT representatives made site visits, had discussions with residents concerned, who withdrew complaints afterwards.

## GREENHITHE RESIDENTS ASSOCIATION

- b. The Roland Road crossing in front of the new development: after seeing photos by Wayne and paying site visit accompanied by Brian and Uzra, AT engineers agreed to deliver improvement by the end of 2018.

**Action (1) to take:** Brian will follow up to find out what improvement will be made.

### Treasurer's Report

- The Balance Sheet and Profit & Loss Statements had been previously circulated.

**Motion put:** That the financial statements are accepted as correct and accurate.

**Motion by Elaine, Second by Trish, Motion Carried (3).**

- Matters arising:
  - a. Monthly hall hire incomes are running short to meet monthly expenses; hires are expected to increase during the summer season and website development costs will drop once the site is updated after new facility is added.
  - b. GRA starts to pay rates according to council new rules; Elaine managed to obtain rebate (nearly half the rates GRA pays) from the council.
  - c. Rocon Construction (The builder of our hall renovation) gave us all project-related financial files and plans in a CD, which need someone to check through.

**Action (2) to take:** Chris to take a look into the documents.

- d. **Funds available:** we have \$40,000 outstanding debts to the builder, which are planned to be paid with GST refund and local sponsor funds; however, there are timing issues with GST refund and previously anticipated sponsors funds are not going to come in full (\$10,000 in doubt). We need to find other funding sources.
- e. **Possible fund sources:** as per Simon's report, Xero may sponsor our project provided that GRA uses Xero's platform for finances. The Committee is reluctant to shift financial platform at the moment.

**Action (3) to take:** Brian will discuss with Simon.

- f. **Signage:** North Harbour Signs' quote for signages is accepted, but the making is pending for sufficient funding and finalisation of sponsor list.

### Hall Report

- We need to ensure that hirers of halls are fully aware of the consequence (costs over \$1,000) of intruding the newly set-up fire alarm if kitchen facilities are not operated properly. Measures include:
  - a. To place noticeable precaution signs in the Kitchen area;
  - b. To update Terms and Conditions with relevant clauses;
  - c. To hold the booker, the hirer, and the person on site responsible for the event all liable for possible expenses.

## GREENHITHE RESIDENTS ASSOCIATION

- It is brought to attention that electricity costs (from hirers' use of heater and dishwasher etc.) are rising and it is suggested that we should charge users higher rates for electricity; the Committee consider the additional costs insignificant compared with what hirers pay, therefore the rates remains unchanged.
- The slot timers are outdated and urgently need upgrade. Upgrade will be done once funds are available (Wishlist item 1).
- Chris proposed that more blinds and three more doors are needed to ensure better flow of the facilities and to protect privacy of users. These will be discussed later once funds are available (Wishlist item 2)
- Referring to the issue brought up in the last meeting about absence of a 24-hour accessible defibrillator within Greenhithe community and the possibility of setting up one in GRA halls, it is decided that the best place for such a defibrillator at the moment is the fire brigade station. It would be advisable to have one for GRA hall users, when funds permit. (Wishlist item 3)

### Hall Building project

- **Motion put:** that in gratitude for the exemplary work done by Rocon Construction Limited (Mike Kennedy) that the Greenhithe Residents Association express their appreciation and offer Rocon Construction acknowledgement as one of our major sponsors.  
**Motion by David, Second by Elaine, Motion Carried (4).**
- The dirt and rubbish piled up in the backyard (pending for one-off pickup at finalisation of the project to save money) need to be cleaned as soon as possible.  
**Action (4) to take:** Chris to contact Mike to clean up.
- It is decided that the door of the conference room has to be installed.
- **Other funding sources:**
  - a. It is found that approved applications for funds from Pub Charity, Infinity, and Four Winds are much smaller than the sum GRA targeted. Chairman breaks down the project into three smaller ones and apply separately from potential donors: \$19,000 for the door, \$6,000 for the deck; leaving the committee room in the front uncovered.
  - b. Application to Local Board for \$14,000 is pending for approval.
  - c. Dennis proposes to contact Blue Sky Investments for application of funds.
- **Property purchase offer:** the interested purchaser is currently in China and does not seem eager to buy; possibly because the market is changing. The project team will follow up.
- **New conference room:**
  - a. Table and chairs can be borrowed from the main hall if the hirer requests.

## **GREENHITHE RESIDENTS ASSOCIATION**

- b. Need to add to booking page of GRA website in dropdown list named “Meeting Room”.
- c. Rate is set a \$8 (incl. GST) per half hour.
- **Furniture required:** new ones can be considered only when funds permit; Rory is in contact with some commercial real estate companies who may have some clearance items that may fit our needs.

### **Communications and website**

- Website update proposal by Ivy will be discussed by Communication Team the following Tuesday.
- Need to use Facebook page to advertise our new facilities, details to be discussed in Communication Team meeting.

### **Council/ Local Board Report**

- According to the survey after GRA AGM 2018, Rahui Road and Marae Road are named the most repair-needed roads.
- Traffic on Upper Harbour exit to Albany HW has improved considerably after the light sequence changed.
- Collins Park picket fences look filthy and do not seem easy to maintain; the case has been reported to Local Board, pending for reply from the Maintenance Delivery Coordinator.
- Simon reported to local board regarding drivers making an illegal right turn out of Tauhinu Road onto Upper Harbour Motorway, rather than traversing the roundabout. AT engineer investigated into the case and concluded that all necessary signs, markings are in place and any road user behaviour as Simon reported is illegal, therefore the case was passed onto NZ Police for their attention.

### **Men's Shed**

- Community Trust has applied for funding for a coordinator, who is more likely to run a mobile men’s shed group. Whereas GRA aims to find a permanent site; possible options are Wainoni Park, Collins Park, Salthouse buildings, and a disposed building of Massey University; but none has been confirmed, further communication and follow-up is needed.

### **Emergency Plan**

- According to the survey, many people offer to assist with training and helping in the event of an accident.
- Next emergency group meeting will be held in mid-December.
- Brian stresses that effective communication of emergency actions should focus on school students, neighbourhood support group, and Facebook group.

# GREENHITHE RESIDENTS ASSOCIATION

## Rame Road Waterfront Project

- The Salthouse owner Mr. Zhang basically agrees, through his liaison, to provide space for community activities; but confirmation is pending for direct communication with the owner.

## General Business

- One committee vacancy is available, recommendation of keen participant is welcomed.
- The Committee agree to change the AGM date to the end of May starting from 2019.

**Action (5) to take:** Elaine to consult auditor for confirmation; Brian to hold a special meeting in April to modify the constitution; details to be discussed in December meeting.

- **Nelson Ratepayers and Resident inaugural Conference:** invitation was passed through local board member; after discussion the Committee agrees that participation at this stage is NOT the best decision.
- Resident of 29A Greenhithe Rd filed a complaint against flooding onto their property from the subdivision and development of the property behind them. Local board replied that it was the problem of the property, while the house owner argues that Council should take responsibility for issuing licence to new development that may result in damage to other people's property. Brian suggests to escalate the case to Councillor John Watson; Mick agrees that legal action against the developer might be an option.

**Action (6) to take:** Brian to help escalate the case to Councillor.

- David submitted a report against Auckland Council's urbanisation strategy, and suggested that the Committee have the same say. Brian responds that the Committee do not have the speciality to do so, while David could represent wider community interests in his submission.

There being no further business the meeting is adjourned at 9.30 pm.

The next regular meetings will be on 4<sup>th</sup> December and 12<sup>th</sup> February.