

Bellarine Springs Residents Association

Special General Meeting

18 September 2017 at 5pm in the Community Centre.

DRAFT Minutes

1. **Meeting opened** By Peter Lewis, President and Chair, at 5:05pm.
2. **Present:** (Members) B Baker, D Baker, B Barlow, V Bishop, L Bowditch, B Chalmers (Treasurer), J Cooper, H Cooper, S Evans (Vice President), L Johns, G Johns, J Jones (Secretary), L Knight, D Layton, B Layton, B Lewis, P Lewis (President & Chair), C McKenzie (Committee Member, Chair of Social Club sub-committee), M Nakon-Ryan, Alan Nettley, Anne Nettley, G O'Meara, S Patten, J Philippe, P Ryan, R Smith, V Smith, N Stevens, G Stevenson, R Summers, H Trahar, G Turner, M Walker (Committee member); and **by Proxy** G Knight. **Non-members by invitation:** P Herring, M Downard, S Walker, K Walker, S Adams. **Apologies:** B & J Morwood.

3. **Minutes of previous meeting.** Taken as read.

4. General Business

A. President's welcome and Address.

It is with great pleasure that I welcome you to our first General Meeting since the formation of this Association on the 22nd of March this year. The village came to life on the 26th of February 2016 when Alan and Anne Nettley, Bob and Glenyse Stevenson, Beryl Barlow, Lori Bowditch and Colin McKenzie took up residence. Beverley and myself declined our invitation as we did not consider our house to be in a proper state to move in but we did arrive on 1/3/2016.

Soon after taking up residence Geoff Reeve, Village C.E.O. invited some of us to a meeting and invited us to form a Residents Association but with such small numbers in residence and a slowly growing population we declined the invitation. However as our numbers had grown into the thirties by early this year it had become apparent that we should form a committee to address the current and future needs of our community with problems they were confronting. A working party was formed to draw up a Constitution (Set of Rules) and on 22/3/2017 a Committee was elected and the Rules of Association adopted. Our population at that time was 39 and has now grown to 60 with 50 of these residents being members of our Association. All residents of the village are eligible to be Members of our Association but they are required to complete a registration form to join.

To enable the Association to operate 5 Committee Members provided \$100 each as a loan to put us on a financial footing to enable us to operate. I sincerely thank those people for their generosity and continued support.

The purpose of the Association is to serve the interests of its Members and all

residents of Bellarine Springs and to:-

- a. Encourage, support and promote the well-being of Members, welcome them to Village life and to help and support them during times of difficulty.
- b. Represent and advocate for residents in matters which the Association deems appropriate including negotiations with Village Management and Village Owners on matters of interest to Residents.
- c. Establish and support an organisational structure that facilitates the development of activities and events that enhance the enjoyment of village life.
- d. Review and where necessary modify the roles and functions of the Association and its organisational structures to meet changing times and circumstances.

In order to serve those objectives to date we have:-

1. Established a Social Sub-committee with its own Terms of Reference to organise outings and events to meet the needs of our residents.
2. Commenced dialogue with Council to improve pedestrian safety on Central Road including the provision of footpaths.
3. Taken initial steps with the appropriate authority for the provision of a bus service in the general vicinity of our Village
4. Commenced formally meeting with Management on a monthly basis addressing many matters affecting residents including the current state and on-going maintenance of the common garden areas, the provision of an internal village track to facilitate walking to the Drysdale Shopping Centre, the availability and use of the village bus by residents, the fitout and availability of the workshop, the establishment of the community garden, the provision of a car wash which now looks in doubt and the completion of the Community Centre and Bowling Green. Arrangements are now in place for the minutes of these meetings to be available to the Committee on the day of the meeting, vetted by us and returned to Management within 24 hours so they can be promptly provided to residence. This month they were in resident's mail boxes 2 days after the meeting.
5. Introduced a Buddy System where new residents are met and welcomed by a current resident and helped to settle into village life.
6. Organised the set up and acquisition of books for our library and the future management of it.
7. Organised the establishment of a bar to commence after the official opening on the 21st to be run for the benefit and enjoyment of residents and their guests where drinks, both alcoholic and non-alcoholic, will be sold at very reasonable prices and where all profits will go into consolidated revenue and to be spent on things for the benefit of all residents. Stock will be purchased from the loan money on hand and proceeds will enable us to repay these loans. The bar will be run by a Bar Committee and must be run in accordance with Licensing Restrictions but does not require a Licence to operate. This operation has the approval of Village Management.
8. Trialled Listening Posts where residents will be encouraged to meet with Committee Members to raise issues and give feedback to the

Committee on its performance and scope. All requests for action should be in writing so that a proper trail can be kept of such requests.

We are eternally grateful to the anonymous donor of a defibrillator that will be of great benefit to our residents over future years.

On behalf of our entire village I again express deep sympathy to both Val and Glenyse on the sad recent loss of their partners.

With residents coming from many areas and all walks of life it is pleasing to see such a close and happy community developing, with great friendships forming and residents having no hesitation in assisting their neighbours in time of need, both great and small. May our bonds and friendships continue to grow and our help and assistance to others continue.

I strongly urge anyone who is in need of help or advice to please not hesitate in approaching myself or any of my Committee who I am sure will do all in their power to help.

An update to all on local activities:- New mail boxes in library are now operational and residents key is in box for residents to collect, Swimming Pool should be open on Tuesday and the TV and projector in the theatrette is now operational but do not ask me how it works but it is a great facility, the BBQ and kitchen are now operational.

I finally sincerely thank all residents for their help and input to date and for their attendance here tonight.

Peter Lewis, President.

Questions were asked about the bar operation and Peter confirmed that a Licence was not required for the bar to operate as planned, and that the BYO option remained available for all social events as was previously the case.

B. Treasurer's Report, Financial Statements and Auditor's Declaration.

See attachments. (These were circulated with the Notice of Meeting, and taken as read.) Moved that the Financial Statements be accepted (BC), Seconded (GT) Carried.

Discussion of the Association's financial footing.

After some discussion about the introduction of a voluntary contribution or levy from residents to support the Association's activities it was moved that:

"A voluntary levy of \$20 per person be introduced" Moved: Alan N, Seconded: V Bishop. **Carried.**

This levy will cover the 12 months to the 2018 Annual General Meeting in September 2018, at which time Members will decide whether to apply the levy for another year or not.

C. Report from the Chair of the Social Club.

The Social Club Committee commenced somewhat tentatively & decided to initially concentrate on lunches & dinners at various local establishments. These were happily accepted & enjoyed by those who attended. We receive a

report on all dining experiences & this enables us to sort the good from the disappointing.

A number of in-house functions proved to be very successful namely two Trivia nights incorporating Pizza, & Fish & Chip dinners, in addition to two self-catered dinners.

A special mention needs to be made of the Anzac Day & Anti-Cancer fund-raisers. The generosity of residents & guests was indeed outstanding.

Happy Hour each Friday evening has grown, & from a small beginning of around 12-15 attendees, we now are getting mid thirties which of course will continue to grow. There is always a jolly atmosphere with a great opportunity to mingle, get to know each other better, & welcome new residents. Small scale raffles are conducted with profits going to general revenue.

Sunday barbecues held monthly are gaining in popularity & with our new facility, together with spring, summer & autumn to look forward to, are sure to gain in attendance. Evening barbecues will be considered when the better weather arrives.

We will continue to provide a variety of dine-out experiences, but now with our new Community Centre almost ready & giving us great facilities, we will consider more in-house functions & a mix of competitions, games, entertainment, & guest speakers.

Our continuing aim is to provide all residents with the opportunity to attend functions & activities which are for the enjoyment & promotion of good fellowship for members of our community. With that in mind we will always appreciate input & suggestions from any & all residents who may have any ideas.

Colin McKenzie Chairman.

- D.** Brief reports on and discussion of a) Resident interest in putting a case for a Bus Stop on Central Road, b) road and pedestrian safety on Central Road, and c) road safety within the Village.
- a. Judith Jones reported that she had spoken to Ben Sangster of McHarrys Bus Line, who had provided guidelines on how to argue a case for a new bus stop for Route 61, on Central Road. Of most importance is some indication of the number of potential passengers who would use the service with the additional stop. On a show of hands, no-one at the meeting currently regularly uses the Route 61 bus. Seven people indicated they would use it now if there was a Central Road stop, and approximately 20 indicated they might be regular users of a Central Road service within three years. These numbers were deemed sufficient to warrant Judith's conducting a formal survey of residents over the next few months.
 - b. Geoff Turner reported on his dealings with council re pedestrian safety on Central Road.

A meeting took place with Tim McDonald (Manager of Customer Services) and Vicki Shelton (Manager, Engineering) on site with 6 other residents in the afternoon of Friday 11th August.

We walked to the crest just south of Thomas Street.

I pointed out to both Tim and Vicki that when the footpath along the western side of Central Road adjacent to the new development was completed, pedestrians walking south will be forced onto Central Road at Thomas Street, just below the crest of the hill.

Both Vicki and Tim observed that the presence of pedestrians along the edge of the road was causing oncoming vehicle traffic to cross the double lines while passing. This was particularly noticeable in the vicinity of the crest, and where the temporary speed limit was already at 40 km/hr.

Vicki took notes of issues: in summarising to the residents in attendance, she noted:

- Need “Crest” signs to be in placed along Central Road;
- Will get a grader along the road edge, and place gravel down to effectively increase the width of the road verge;
- Will investigate the construction of a gravel footpath along Central Road;
- In addition, to prioritise the sealing of, and pedestrian access down Ada Street, so that there will be good access to Jetty Road and its pedestrian infrastructure.

Vicki also noted that pedestrians exiting “*Bellarine Springs*” to access the footpath (under construction) on the west side of Central Road would benefit from a ‘Safety Refuge’ or perhaps some concrete road dividers in this area.

Phone call received from David Briggs, Traffic Engineering Department on Tuesday 12th September. He explained his role as including identifying and fixing traffic hazards. He will come out later in the week to measure the crest at Thomas Street to ascertain whether it meets the standards for installing a “Crest” sign.

David also mentioned that the footpath issue has been referred to the team at the Footpath Division (?) for design, and should be contacting me at a later time.

UPDATE 19th September

I received a letter from Vicki Shelton today stating that:

- 1) Footpath network mapping highlights Central Road as a future collector route within the footpath network of the Drysdale Clifton Springs area;
- 2) This section of Central Road is ranked in the top 10% of prioritised roads for footpath construction;
- 3) All future developments must provide new footpath along all street frontages of the subdivision. Ultimately, development of land to the south along Central Road will result in footpath construction;

- 4) The CoGG maintenance crew will clean up the grass encroachment and investigate incremental widening of the gravel shoulder to improve safe access

Points 2 & 3 appear to be contradictory - will Council construct new footpaths according to its prioritisation schedule, or will it leave it all to future developers (note the word 'ultimately'). In the latter case, this could take 10 to 20 years!

Geoff Turner

Geoff Turner was thanked for his efforts in dealing with Council over this issue.

- c. Peter Lewis raised the issue of traffic speeds within the village. Several residents raised concerns about drivers, including non-residents and construction workers, travelling at around an estimated 20kph. Some residents asked for signage indicating both a speed limit and that the road is a shared pathway used by pedestrians. Stuart Evans said he had raised the issue with Geoff Reeve and understood that Geoff believed, based on his experience at his other villages, that only physical interventions such as speed humps would work, and that signs were much less effective. This issue will be taken up with Management by the Association delegates at the next meeting with Management.
- E. Report on meeting of Association representatives with Management. Judith Jones explained that Management was now meeting with representatives rather than all residents. The Residents Association has undertaken to provide three representatives for each meeting, at least two of whom will be Committee members. The third position may be filled by a committee member or other resident who would like to attend. Anyone wishing to attend should contact the committee at least one week before the meeting. Any resident wishing to have an issue raised on their behalf should give the details in writing to a member of the Committee. The issue should be of a general nature, something affecting most or many residents. Personal issues should still be taken up directly with Vicki and/or Geoff as in the past.
- F. Reports on and discussion of the consideration of use of facilities in the village. Stuart Evans reminded residents that Geoff Reeve has expressed a disinclination to introduce formal Rules around the use of facilities, preferring a mutual respect model of behaviour as the expectation. Stuart read out some suggested Guidelines for use of the various facilities, which will be circulated to residents for review and comment. A final version can then be considered for adoption by residents as conventions of behaviour rather than Rules. If residents reach consensus on what is appropriate then there may be no need for formal Rules as such. Geoff Reeve will be advised of the outcome of this process.
- G. Village bus service and alternatives for travel to medical appointments. Peter Lewis advised that management's interpretation of use of the bus to attend medical appointments applied only to appointments made to coincide with a scheduled service. In order to assist residents needing to attend appointments outside of the bus schedule, where they may not wish to drive themselves, or

are advised not to drive after a procedure, Peter asked for residents interested in volunteering to drive others, to advise the Secretary, Judith Jones.

H. Open to questions and suggestions from the floor and general discussion.

Heather Trahar has some useful home aides such as a walking frame and shower chair, available for short term loan to any resident in need of one. She suggested that we create a register of any such items that residents may have available for loan. Peter Lewis will compile a register, so please contact him if you have any such items.

Alan N. thanked the village residents for their support while Anne was in hospital and later recovering.

Stuart E suggested that the postal worker who delivers the mail be asked to take outgoing mail, if possible. Gladys O advised that this was already happening.

Geoff Johns pointed out that the driveway entrances to the community centre are not well-lit and it is difficult to see where the curb edge is. This will be raised with Management at the next meeting.

Colin McK mentioned that the Bar would run on an Honour system.

Alan N pointed out that the Hello World travel agency in Drysdale will donate 1% of any booking fees from village residents to the Residents Association, if residents identify themselves when booking.

5. Any other business. No other business was raised.

6. Meeting close. Closed at 6:10pm