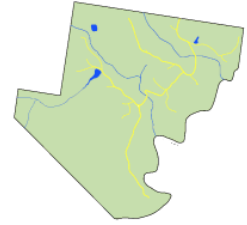


Nmbngee Community Co-operative Limited

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SGM SATURDAY 15TH OCTOBER MINUTES

Present: Rebecca, Aaron, Chris, Bjorn, Alan, Matt, Margaret, Max, Christine, Chibo, Simonetta, Lisa, Mattie, Yumala, Aum, Aiti, Karen, Elspeth

Apologies: Ingrid, Paris, Neil and Monika

Before the meeting, Alan raised legality issues, due to short timeframe of calling meeting, notifying members and compiling an agenda. Meeting decided we need to talk, regardless of legalities.

❖ Election of Chairperson

- Chris nominated, Aaron 2nd. All in favour except Alan who abstained, due to reasons above.

❖ Minutes of previous general meeting.

- **Minutes read and approved. Proposed Christine 2nd Alan. All in favour bar Alan** who abstained as secretary did not read the entire minutes – only reading the proposals, discussion points and votes etc. Alan was again reminded that members are responsible for reading minutes when they are sent out, raising objections at that point so minutes can be adjusted and, that approving minutes at the next meeting should be fairly easy if everyone has engaged with the minutes prior to the meeting.

❖ Business Arising from Minutes

- We now have a post office box for delivery of all official communications. Thanks Max.

❖ Correspondence

- From Border Ranges Richmond Valley Landcare Network, relating to application for funds towards landslip repairs. This funding does not look relevant to us.
- From Allianz Insurance informing us that our insurance on Site 5 is now void owing to there being more than one dwelling on the property.
- From Ingrid who is unable to attend this SGM.
- From Jeanette at Lillifield inviting our members to attend their emergency planning meetings. Details attached at the end of this document.
- From Aiti regarding dogs from Kristin's site
 - Aiti spoke regarding the dogs. Max had a text from Kristin committing to keep the dogs with her on her site. Mattie said one of the dogs ate his rooster as relayed by one of Kristin's grandkids. Kristin has come looking for the dogs when they got out, Lisa and Aiti saw them out all on the same day. She doesn't seem able to keep them contained. Chris said council view this as a domestic situation and ranger will not respond to calls. Kristin has until 25th October to respond to letter from Board regarding the dogs. No further action is possible until after this date. **Alan propose, Margaret 2nd Rebecca to see if she can intercede.**

❖ Business Arising from Correspondence

- What to do about insurance situation? The Board has compiled the following options for discussion:
 - OPTION 1. Erect a fence around Site 5, if this is required to insure the building;
 - OPTION 2. If insurance costs exceed \$6000 per annum, cease renting the building on Site 5;
 - OPTION 3. Increase rent to standard rental rates to cover increased insurance premium;
 - OPTION 4. Continue to rent the building at Site 5, with no insurance, and carry the risk ourselves;
 - OPTION 5. Cease renting entirely, regardless of insurance situation, and restore the area to community use.
- Chris asked do we have to have the insurance as landlords. Max not sure. Chris asked can we get insurance? If so, how much and what conditions. Bjorn – Venu checked with Summerland and thinks they would insure us. Karen thinks Westlawn in Lismore insure houses on MO's. Alan pointed out that we don't have to have insurance. Any insurance costs will only rise over time. Also pointed out that a rented house will be looked after. **Max to look into it asap and get more details to bring to next meeting.**

❖ Resident Non-Shareholders

- Zoe, Abha, Gary, Yumala, Aiti and Johnny, Karen, Diana, Luke, Juliska, Venu, Paul and Josie, Merlin.

GENERAL BUSINESS

1. DISCUSSION ITEM (proposed by the Board) – relating to two (known) incidents of criminal damage to professional equipment left overnight at Nmbngee. Meeting to decide how we will pay for repairs and reparations to the outside contractor whose equipment was damaged.

Invoice from Don Mckay – about \$1700 extra to pay for damage to equipment and this does not include his downtime. Max asks should we pay more than this because he lost so much time and should this cost be equally shared by all members? **Bjorn proposed that we pay him \$9000 in total to account for the amount of time he lost. Second Simonetta. All in favour bar Alan who abstained.** Max to pay the invoice. **Max proposed a motion for the next AGM to temporarily increase ASF (\$100 extra per shareholder) to cover Don's costs due to vandalism of his property. Alan 2nd. Passed unanimously.**

2. PROPOSAL (from the Board) – Meeting to discuss and ratify policy/bylaw relating to appropriate procedures for notifying members of works to be undertaken on private and common sites, involving large or noisy equipment.

See Ingrid's communication re this. Matt assured the meeting that he put notice on board as soon as he knew Don was coming out and let Ingrid know also. Also noted that it was minuted that this work would happen. Alan pointed out that more trees came down than what was approved. Matt takes responsibility for this. Christine suggested we need to be flexible about timeframes especially when outside contractors are involved. Also proposes we tape any trees to indicate that they will come down. Margaret reiterated that living on a community requires patience for due process to take place and she thinks this due process is not happening. Max reinforced this, and we need to discuss and

ultimately accept the group decision. Alan – we just need to use the mechanisms we have for keeping people informed.

Meeting identified current mechanisms for relaying information : meetings, minutes, noticeboard, website.

Matt proposes that in future all works are notified on website and community noticeboard, in addition to meetings and minutes. Board to phone those members who don't use emails, in attempt to keep them informed. The onus is on members to stay connected with what is happening, when. No proposal.

3. PROPOSAL (from the Board) – That CCTV be installed on the community shed, for the purposes of protecting community infrastructure from theft and vandalism.

Matt in support. Lisa also. Max added this brings new risk re theft, vandalism etc of camera equipment. Bjorn reinforced this as well as initial costs. Karen suggested a sensor light? Aaron suggested a trail cam to be used when needed to protect equipment during possibly controversial tasks.

Aaron proposes we invest in a trail cam for protection of equipment and monitoring of wildlife and dog movements. Matt 2nd. Passed unanimously.

4. Update on mapping project (Max and Lisa)

Max and Lisa produced a working mud map and everyone was given copies of this. This is a starting place only to begin negotiations and visioning. All members who haven't yet mapped their 'zone of influence' are encouraged to do so. Speak to Max or Lisa to help with using GPS to plot areas of influence. This is an ongoing project. Thanks Max and Lisa for your work.

Margaret will write a letter to the members explaining the background purpose of the mapping project and current state of play as well as encouraging further input.

5. PROPOSAL (from Lisa) – That her nominated site be approved by the members. (Map attached and proposed site flagged for visual inspection by members prior to the meeting).

Alan – Ingrid has right of veto as nearest neighbour and community should support her wishes. Also, he thinks we need a dam in that area so this shouldn't be approved as a site. There was general discussion, including about the idea of 'right of veto' which does not appear anywhere in rules and by-laws.

Christine proposes that we delay voting on this proposal until next meeting, when hopefully Ingrid can be present. 2nd Alan. Passed unanimously.

6. NEW ITEM – ELECTION OF NEW BOARD MEMBER
Rebecca nominates Elspeth 2nd Alan. Passed unanimously.

Meeting closed 1.45pm.

My name is Jeanette Dal Santo from the Lillifield Community and we would like to invite members of your community to the following events.

Free Event Number 1 Disaster Management & Co-ordinated Evacuation. Targeting the concerns of communities regarding emergency management. Our objective is to discuss how we can work together within Lillifield and as you are our neighbours to assist each other in an emergency (flood & fire) until Emergency Services arrive.

The meeting is scheduled for Wednesday 2nd November commencing 5pm-7pm. Lillifield Community Centre. To make it as much a social and relaxed event we are having a 'Pot Luck' meeting and ask if everyone would bring a plate to share

The meeting will be headed by Tammy and Jazmin Jones who are the facilitators of Community-led Resilient teams across the Northern Rivers. They are quiet amazing women who are trained and dedicated to the safety and security of communities. They assist communities in meeting their disaster management needs.

The initial discussion will include (but not limited to):-

- What is important to your community?
- Identifying local risks.
- Learning from past experiences.
- Keeping the vulnerable safe.
- Coordinating emergency response. (I see this final point as very relevant to both Lillifield and Nmbngee as we are near neighbours and it would be so important for both communities to have a coordinated response to evacuation – e.g., use of exit through Lillifield and shelter in our Community Centre which we are working to equip as a 'safe haven' etc).

We are inviting the Principal from Barksdale as the school too could be a safe haven for members of both communities should they not evacuate early enough from their homes. An invite has been extended to the Rock Valley Hamlet Community who have said their representatives will be attending to develop their disaster strategies.

Event Number 2 FREE

What to do Until the Ambulance Arrives. Sunday 30th October 9.30am-12.30am Lillifield Community Centre

This is a more in-depth workshop facilitated by a Paramedic. Lillifield has formed a team to attend any medical emergency on Lillifield until services can arrive.

Most of the team did attend our August workshop but wanted more training specifically targeting longer time frame management. Whilst our August workshop was great, as a former trainer for St. John Ambulance, I felt there were a number of first aid scenarios that needed a little more attention especially for rural and remote communities.

We are again extending an invite to Nmbngee members to attend this workshop. It would be an ideal opportunity for those who could not attend our first workshop and for those who like ourselves wish to know more first aid protocols.

If your community members are interested in these workshops, please contact me.

Mobile phone 0447 012887 (please send me a text)

Or email. Jeanette.dalsanto@gmail.com