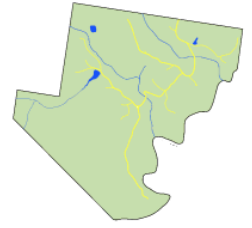


# Nmbngee Community Co-operative Limited

247 Gabal Road  
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## **Special General Meeting** **Sunday November 20<sup>th</sup> 2022** Meeting started 10.20am.

**Present:** Rebecca, Gudrun, Winnie, Alan, Monica, Karen, Max, Christine, Elspeth, Neil, Lisa, Aaron, Matt, Matthew (W), Chris, Tuck, Bjorn, Venu

**Apologies:** Bob, Simonetta, Margaret.

### ❖ **Election of Chairperson**

- Alan nominates Chris, all in favour.

### ❖ **Minutes of previous general meeting.**

- Max proposed, Aaron 2<sup>nd</sup> that we accept the minutes of the previous meeting.  
Passed unanimously except for Alan who abstained as he has not read the minutes.

### ❖ **Correspondence**

- From Mick Diggles re theft from his place.
- From Jeanette at Lillyfield re coordinated evacuation and disaster management meeting, Nov 2 @ Lillyfield hall.
- From Simonetta – apologies and proxies
- From Ingrid – giving her approval of Lisa’s site and the negotiated condition that the privet screen remain in place until alternative plantings can take its place.
- From Margaret – votes for item 3 and 5.

### ❖ **Business Arising from Correspondence**

- Lisa spoke re Lillyfield disaster preparedness plan and the meeting held at their hall on November 2, at which the Red Cross presented their model community preparedness plan for communicating in times of emergency. This meeting will be repeated at Lillyfield on 2<sup>nd</sup> December at 3.30pm. Lillyfield would like us to collaborate with them on preparedness issues and in caring for each other. Lisa has arranged for Tammy from the **Red Cross to explain their model to Nmbngee members, at a meeting at the community house on 2<sup>nd</sup> December 5.30pm.**

Lillyfield membership is meeting on 11<sup>th</sup> December to discuss opening up their firetrails and there was discussion about collaborating with them, using our mapping project to align with theirs.

- Lisa will make notice on the blackboard re Red Cross meeting here on 2<sup>nd</sup> December.
- Lisa asks meeting’s permission to bring the Blue Knob Fire Brigade captain onto Nmbngee to do a risk assessment. There was some discussion and general

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support for Lisa to coordinate with Kelly from the Blue Knob Brigade in regards to this.

- Alan gave an update on fire crossing. He couldn't get the rocks he wanted from Graham's in Kyogle. He asks for slightly more in the rock budget – perhaps about another \$250 – as the price of rocks has increased. Aaron suggested alternatives such as concrete blocks. **Aaron and Matt will investigate using blocks and bring it back to a meeting in the early new year.**

## ❖ Resident Non-Shareholders

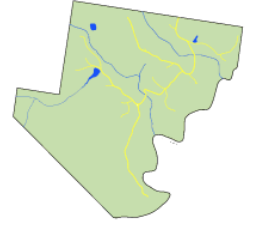
- Zoe, Mathew, Winnie, Abha, paul, Josie, Venu, Johnny, Aiti, Diana, Juliska, Luke, Merlin.

## GENERAL BUSINESS

1. PROPOSAL (from Lisa) – That her nominated site be approved by the members.
  - i. Ingrid is happy with site as per conditions provided in her email and so is Lisa. **Lisa's proposed site passed unanimously. Congratulations Lisa and Ingrid for negotiating this.**
2. PROPOSAL (from Max) – That Nmbngee Community Co-operative enter into a 12month lease with Johnny and Aiti at Site 5.
  - i. Meeting discussed the benefits of giving security of tenure to existing tenants, and also, in light of insurance costs discussed in the next item, including a rent increase in the lease. **Max propose, Bjorn second that the Co-operative negotiate a 12 month lease with Johnny and Aiti, with a slight rent increase from \$210pw to \$220pw. Passed unanimously.**
  - ii. **Max propose, Alan 2<sup>nd</sup> Board to action this and assume role of landlord on behalf of members. All in favour.**
3. PROPOSAL (from Max) - That we accept the quote of \$2376 for landlords' insurance on Site 5 with NRMA.
  - i. There was general discussion about the difference between landlord's insurance and general home insurance. It was agreed that, if signing a 12-month lease, it is prudent to arrange insurance also.  
**Max proposed, Alan second, that we accept the quote of \$2376 from NRMA for landlord's insurance on Site 5. Passed unanimously except Rebecca who abstained.**

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4. UPDATE on mapping project from Lisa and Max.
  - i. Max clarified the purpose of the project. Lisa emphasizes that the lines are not to carve up the property, but to establish lines of communication. Max and Lisa advocate for collaborating with Lillyfield in mapping the firetrails and emergency exits on both properties. Max proposes that each hamlet cooperate to come up with a road name. Also suggests that each site is numbered according to distance from either the letterbox or the beginning of each individual road. Lisa also suggests a 'service' map which marks the location of pumps, firebreaks etc.  
**Thanks to Max and Lisa for their continued energy for this project.**
5. DISCUSSION ITEM (from Lisa) – That Nmbngee Community Co-operative apply for an ABN to access grants and funding. **THIS ITEM WITHDRAWN BY LISA.**
6. DISCUSSION ITEM (from Bjorn) – seeking clarification of the 'six-month residency' rule. If people have lived here as children and young people, does this qualify as satisfying the residency rule in relation to buying a share?
  - i. General discussion, with reference to **Winnie and Matthew – Welcome! 😊**. There is general consensus that the requirement to live here for six months prior to applying for membership is a good and robust requirement that works in everyone's favour, and should be maintained.
7. PROPOSAL (from the Board) – The meeting to set a date for the next Community Work Day.
  - i. General support for having one regular day per month which will be a community workday, with work areas and tasks to be nominated by and negotiated with community members. Aaron suggests communicating via noticeboard what is the focus of each workday. Matt suggested 1<sup>st</sup> Saturday of the month. Max suggests he can do a scheduled post regarding workday focus ahead of time. **Matt propose, Rebecca second, next workday Saturday 3<sup>rd</sup> December** from 10am.
  - ii. Tuk mentioned the unsafe condition of the back stairs at community house and it was generally agreed that the community house would make a good site for the next workday. Lisa wants to take windows out of community house and take them to Kyogle for glass.

*Our community house will be the site for this workday, with repairs to stairs high on the wish list. Drop by between now and then, and see what you think could use some attention, in or around the house, and come on the 3<sup>rd</sup> armed with whatever you will*

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*need to make a positive impact – be that a smile, a ladder, a pie, a thermos of coffee or ice-cold beer, hammer, bucket and mop – you get the drift 😊*

8. Discussion and clarification regarding the wood piles and logs remaining unmilled from recent felling operations. It was agreed that this wood is all a community asset, shared by all, and that anyone is welcome to take some, cut some up for firewood etc. There is no cost to do this.

Meeting ended 11.42am.