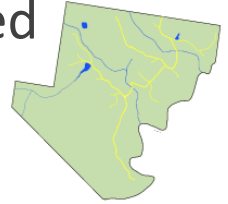


# Nmbngee Community Co-operative Limited

247 Gabal Road  
Lillian Rock NSW 2480  
web: <https://nmbngee.org>  
email: [secretary@nmbngee.org](mailto:secretary@nmbngee.org)



## Nmbngee AGM 25<sup>th</sup> May 2025

**Meeting commenced:** 10.30

**Chair:** Paris. Moved Max, 2<sup>nd</sup> Matt. Approved.

**Present:** Aume, Aiti, Christine, Ella, Edryan, Lisa, Alan, Davina, Paris, Ingrid, Björn, Matthew, Aaron, Max, Tuk, Neil, Rebecca, Kristin, Reuben, Felix. Apologies: Mattie, Margaret, Karen, Bob, Chris, Simonetta, Matt Ryan.

**Minutes of Previous Meeting:** Paris read minutes, approved by the meeting. Moved Max, 2<sup>nd</sup> Neil.

### Business Arising from Minutes

Alan spoke of Site 5, leaking windows, which he got a quote to fix. He offered an alternative method. Reuben suggested his friend Nils, a builder. Alan spoke of the exit access through our neighbour Rick's property. It was agreed to address fire safety later in the meeting.

### Correspondence

Alan read his letter, expressing his views regarding the Board, pipe damage due to Matt's slashing, the state of the roads and his requirements for making bio-char.

### Business Arising from Correspondence

Björn spoke on Matt's behalf, denying malice in his motives.

Paris and Christine noted the hostile nature of the letter's language and requested that all of us refrain from emotive or personally insulting language.

Max stated his view that the roads were OK and money for roadworks was available. Kristin spoke of damage to her waterline and her distress at Chris and Aaron's attitude.

Aaron responded.

Kristin took offence at Aaron's language and left the meeting. She later returned.

Ingrid requested patience and tolerance.

Paris suggested that if a shareholder's infrastructure impedes community works, a mediator or board member be involved to ensure communication and hopefully nip problems in the bud.

Alan stated someone had made a mess in his house and removed things. He justified language used in his letter and raised his concerns about past roadworks.

### Resident Non-Shareholders

Zoe, Johnny, Yamala, Luke, Gary, Melissa. Ingrid introduced Ella and Edryan, who will live in her house.

### Financial Report

Max read the financial report. Total funds \$76,915

### Budget

~ Roads \$20,000

~ Lay-down/shed. **Motion:** That the lay-down/shed project be placed on hold for this year. Moved Matthew, 2<sup>nd</sup> Max. Approved.

~ Main house \$10,000  
~ Rates and fees \$4,500  
~ Admin \$200  
~ Insurance \$3,500  
~ Power \$900  
~ Emergency signage \$7,300. **Motion:** That we add road signs to our emergency signs, \$1,500 being allocated for this. Moved Max, 2<sup>nd</sup> Neil. Approved.  
~ Medical kits, training for contact persons \$6,800  
~ Tractor/Mower \$2,500. **Motion:** that the \$5,000 put towards savings last year be used for other projects this year. We hope to resume the savings practice next year. Moved Matt, 2<sup>nd</sup> Björn.  
~ Kids' Fund \$500  
~ Site 5 \$20,000. Nils joined the meeting to share his recommendations for fixing ongoing problems with leaky roof and power safety. **Motion:** that Paris, Reuben, Felix and Max form a committee to oversee the repairs, communicate with tradesmen and monitor expenditure. Moved Paris, 2<sup>nd</sup> Björn. Approved. **Motion:** that tenants pay no rent during repair work, commencing today. Moved Christine, 2<sup>nd</sup> Reuben. Approved.

**Resignation of Old Board.** Thanks, folks.

### **New Board**

Secretary: Davina. Moved Björn, 2<sup>nd</sup> Max. Approved  
Treasurer: Max. Moved Paris, 2<sup>nd</sup> Matthew. Approved.  
Paris. Moved Matthew, 2<sup>nd</sup> Reuben. Approved, with Alan abstaining.  
Lisa. Moved Christine, 2<sup>nd</sup> Davina. Approved, with Alan abstaining.  
Christine. Moved Björn, 2<sup>nd</sup> Matthew. Approved, with Alan abstaining.  
Rebecca. Moved Christine, 2<sup>nd</sup> Matthew. Approved.  
Björn. Moved Paris, 2<sup>nd</sup> Aaron. Approved.

### **Contact Details**

Neil had to leave so Max spoke in his absence, on the need to update emergency phone-tree and contact details for resident non-members. **Motion:** that the secretary collect contact details for resident non-shareholders at the AGM. If they are absent their host to provide. These details to be available online and in hard copy. Moved Max, 2<sup>nd</sup> Matthew.

### **ASF**

**Motion:** that ASF for 2025 be set at \$750. moved Aaron, 2<sup>nd</sup> Matthew. Approved.

### **General Business**

~ As Aume had to leave the meeting, Christine conveyed her suggestions regarding the provision of rubbish bins at the main house. ~ Fire tracks. Matthew to walk them and report to board.

~ Matthew stated that the dogs at Kristin's house remain a problem. No fence has been erected and one resident reported being nipped at.

~ Home site safety and security. Matthew spoke of items missing from his garage. Alan spoke of items missing from his home. Aiti spoke of items missing and described previous concerns regarding Marius' theft from their home.

**Motion:** that we install cameras in the tractor shed and main house, as a temporary measure to deal with the current spate of thefts. Funds for this to come from main house budget. Matthew to install. Moved Paris, 2<sup>nd</sup> Aaron. Approved. Davina abstained. Explaining her stance, Davina spoke of her reluctance to approve cameras in the main house. In the light of this, the **motion** was **amended** to delete the words 'and main house'. Moved Matthew, 2<sup>nd</sup> Paris. Approved.

**Meeting ended 2.04**