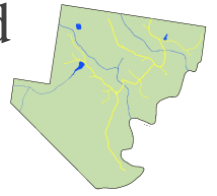


# Nmbngee Community Co-operative Limited

247 Gabal Road

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## Nmbngee A.G.M. Saturday 9<sup>th</sup> May 2026

**Commenced:** 10.20 a.m.

**Present:** Gudrun, Bjorne, Christine, Davina, Matthew, Glen, Alan, Reuben, Cedar, Paris, Aaron, Neil, Tuk, Monika, Rebecca, Aiti, Elspeth, Max, Sylvie, Laurie, Markus, Margaret, Simonetta, Chibo, Mick, David.

**Apologies:** Lisa, Bob, Diana, Kristin

**Chair:** Paris. Moved Christine, 2<sup>nd</sup> Matt. Approved. Alan voted against.

**Code of Conduct.** Paris read out recommendations for conduct at meetings, including: arrive on time, respect the Chair and others, wait to speak, limit your speech to 3 minutes, avoid aggressive language, stick to relevant issues, discuss rather than argue, refrain from private conversations. Alan suggested the motion-speaker has a right of reply.

**Acknowledgement of Traditional Custodians.** Christine

### Minutes of Previous Meeting

Matthew moved, Max 2<sup>nd</sup> a motion that Davina read a summary of the previous meeting's minutes. Approved, two abstentions.

**Correspondence:** none

**Resident Non-Shareholders:** Lee, Glen, Laurie, Sylvie, Angela, Fabio, Zoe, Aiti, Johnny, Luke, Jamala, Gary, Ella, Ed, Jak.

**Share Transfer:** from Matthew Wittemeier to Sylvia Luft.

Approved.

Welcome, Sylvie! There was clarification on sites. Sylvie will live on Site 16, Davina will retain Site 32.

### Financial Report.

Max spoke of the reassessment of last year's budget, and stated the whole roadworks budget had been acquitted.

The meeting expressed thanks to those involved with roadworks and Site 5.

Alan asked if detailed invoices for the roads were available. Max replied they were, and Alan could see them later.

General discussion of roadworks.

**Site 5 Report:** Paris. Leaking windows and water damage have been fixed. Toilet is ready for installation. Rubbish has been removed, steps fixed. Further work is still needed.

Alan stated he had inspected the windows and could have had them fixed for under \$1,000.

Max summarised the improvements and Aiti expressed her thanks.

### Main House Report. Paris

Michael has provided a report on the asbestos, suggesting re-sheeting over it. Termites have been treated. Basic structural work still required.

Tuk stated we must not let Bob on the roof again.

### Setting ASF for 2026.

Following discussion, the meeting voted to raise this year's ASF to \$850.

Moved Max, 2<sup>nd</sup> Margaret. Approved.

### Budget

Administration: insurance, rates etc. \$10,000 allocated.  
Moved Max, 2<sup>nd</sup> Bjorne. Approved.

Roadworks. Lengthy discussion, including Laurie's offer of a free bridge. Alan mentioned culverts approved at previous meetings and suggested larger pipes for the track to the bottom dam.  
\$23,000 allocated. A sub-committee was selected to finalise details of the roadworks budget's use on roads, machinery and fire trails. Aaron, Max, Markus, Bjorne, Matt, Reuben.  
Motion put by Davina, 2<sup>nd</sup> Margaret. Approved. Alan voted against.

Community Assets (Site 5, Main House). Max spoke of the need to clear around the Main House.  
\$10,000 allocated.  
A sub-committee was selected to oversee Site 5 improvements. Paris, Davina, Max, Reuben.  
Motion proposed by Paris, 2<sup>nd</sup> Max. approved.

Motion that proposed budget be accepted.  
Motion proposed by Matthew, 2<sup>nd</sup> by Matt. Approved.

**Resignation of the Board.** Thanks, folks!

### **2026 Board**

Secretary: Davina. Moved Paris, 2<sup>nd</sup> Christine. Approved  
Treasurer: Max. Moved Matthew, 2<sup>nd</sup> Paris. Approved.  
Christine. Moved Matthew, 2<sup>nd</sup> Aaron. Approved.  
Aaron. Moved Paris, 2<sup>nd</sup> Davina.  
Bjorne. Moved Matthew, 2<sup>nd</sup> Paris. Approved.  
Reuben. Moved Christine, 2<sup>nd</sup> Paris. Approved.  
Monika. Moved Bjorne, 2<sup>nd</sup> Max. Approved.

### **General Business**

#### **Discussion Topic**

Max and Markus spoke of the possibility of allowing community work as part of ASF. After discussion, Max, Markus, Rebecca and Davina were selected as a sub-committee to bring a proposal on this issue to a meeting.  
Moved Paris, 2<sup>nd</sup> Max. Approved.

#### **Work Day**

The meeting agreed to hold a work day around the Main House on Sunday June 7<sup>th</sup>, 10.00 a.m.

#### **Census**

Rebecca agreed to be the census person this year.

#### **Mick Diggles' Share**

Mick spoke of the circumstances which led to the loss of his share. He expressed a desire to reconnect with Nmbngee and regain a share. Alan, Margaret, Paris and others declared their support.  
Max spoke of the waiting list for shares. General discussion on share policy, number of shares and dwellings and procedures for application.  
Paris offered to host Mick for six months while he tidies, renovates, and clarifies his wishes for the future.

**Meeting closed:** 1.30 p.m.