

Moonee Creek Cooperative. Minutes of meeting 6th Feb 2010

Present: Rhona, Peter, Callum, Penny, Charles, Nobuko, Shaun, Hugo, Yuki, Julia, Graham, Ann, Glyn, Charlotte, Tilman, Garry, John

Apologies: Annette, Tuyet

Minutes of previous meeting: Accepted. Moved: Peter. Second: Graham

Planning Permit.

Following a submission to Justin Madden, Graham met with the minister's assistant and a senior officer from Dept of Planning. Also a series of emails have been exchanged with Benalla Council. According to the Act, our planning permit expired many years ago. The Act provided for two years to complete a project with extensions possible provided the extension was requested before the two years. Unaware of any time limits, the cooperative did not seek extensions.

Council suggested applying through VCAT. Graham recommends against that because it's likely we would lose the case and it could involve substantial costs (including paying Council's legal costs).

Two options were discussed:

1. Meet with the Benalla Planning Officer
2. Apply under the current zoning scheme

Action: A delegation comprising Ann, Charles and Graham to meet with the Planning Officer to clarify the situation. Charles to set up the meeting. Graham will take part via phone.

Thanks to Graham for all his time and effort.

Slasher.

Charles reported that the slasher needs to be repaired or replaced. Recently a broken drive shaft had to be welded. The sheet metal on the slasher is badly rusted. After some discussion, it was decided that it's essential for the farm to have a slasher. Mowers couldn't handle the large paddocks. Hiring a slasher or paying someone to do the work means that it can't be done whenever we like.

Estimated cost of a new slasher is ~\$3000. Cost to repair/upgrade the current slasher is ~\$600. Hugo suggested we also look for a second hand slasher (eg at clearing sales).

Discussion deferred to the next meeting.

Jones' cellar and fire refuge.

Charles has started work on a concrete, air-tight, in-ground room measuring 2m x 2.9m x 2m. Refuge has been designed by Charles and a local engineer.

Jones house and share sale.

Penny and Charles have already emailed farm members about their decision to sell. There are two possible scenarios:

1. The house is sold to an existing farm member and the share sold to an incoming member.
2. Both the house and share are sold to an incoming member.

A real estate agent from Mansfield will provide an estimate of the value of the house and ancillary buildings. Charles to email the valuers price to all farm members. If existing members are interested, please contact Penny and Charles as soon as possible.

Angelica is moving out so Penny and Charles are also looking for a new tenant.

Shaun pointed out that the distribution carriage belongs to Penny and Charles and will have to be purchased by the co-op.

Treasurer's report.

Attached below.

James Reserve.

No response received from Neil Cleland regarding fires at James Reserve. Penny asked that we follow up.

Email Addresses.

Ann collected a list of current email addresses and will distribute.

Historical Documents.

Peter to keep farm historical documents in his filing cabinet.

Next Meeting Date.

Saturday 1 May 2010

Location: John and Tuyet's

Facilitator: John

Minutes: Garry

Timekeeper: Peter

Meeting closed 7pm.

Treasurer's Report Feb 2010

(amended for web)

Safe Deposit Envelope

Current signatories to the Benalla Branch of the Commonwealth Bank Safe Deposit Envelope are Shaun and Nobuko Murphy, Peter and Rhona Rose. Safe custody number is XXXX.

Any two of these people must sign and be present when the envelope is taken out or put back.

We will receive an annual account for the service. We can access the envelope once per month without a fee. The farm register did not fit into the envelope. Great effort was made to find a suitable lockable box to accommodate the register. A compromise was decided on, ie to transfer the contents of the register to a smaller book which fitted into the envelope. This has been done. Need to decide what to do with the old one.

As of December 2nd, 2009, the contents of the envelope are:

- Farm register
- Certificate of Title
- Mortgage Certificate (photo copy)
- Contract of Sale of Land.
- Planning Permit (photo copy)
- Australian Business Register
- Certificate of Incorporation of the Cooperative
- Photo copy of Planning amendment

There has been nothing in the Safe Deposit Envelope since 1991 or 1993!

Auditor

Tony Hyndman, of P.O.Box 14, Tangambalanga, 3691 says he would audit our books for approx \$500 plus GST, so \$550. The person who would actually do the work would be Liz. Her phone number is XXXXXXXXXX.

Members responded favorably via email to changing the auditor for 2010.

Cheque Book Please remember to be specific when filling in the cheque book butts and always get receipts for all purchases however small.

Format of Treasurer's Report. Thanks to John for setting this up and helping me become familiar with using it.

Insurance We have changed to Elder's. Need to let them know the DOB and names of people who intend to use the tractor. Our premium is more expensive than previously, but the policy now reflects the needs of the farm. We had budgeted \$700 but have paid \$1081.

Water. We have paid \$48.90 to Goulburn Murray Water. We had paid nothing for the last two years.

Treasurer's Report for Moonee Creek Co-operative Feb 6th 2010

Operating account				
5/11/10	Opening balance			\$940.24
		Debits	Credits	
11/11/09	Boral	\$30.00		Stone for farm communal track
13/11/09	Benalla Council	\$30.00		Document check
18/11/09		\$133.10		Fuel (tractor)
20/11/09	insurance	\$1,081.23		Elders upgraded insurance
23/11/09			\$2,000.00	Transfer from investment acct.
25/11/09		\$1.00		Member chequing fee
30/11/09		\$245.00		diesel (tractor) Caltex
10/01/10	Water	\$48.90		Goulburn Murray Water
25/01/10	Tractor	\$55.00		Reimburse Shaun Murphy
TOTAL		\$1,624.23	\$2,000.00	
06/02/10	Closing balance			\$1,316.01
Investment Account				
	Opening balance			\$17,598.62
		Debits	Credits	
23/11/09	interest		\$166.34	
23/11/09	Transfer to operating account	\$2,000.00		
TOTAL		\$2,000.00	\$166.34	
5/11/2009	Closing balance			\$15,764.96
FARM BALANCE				\$11,181.09 (Total of both accounts less pre-paid-levy kitty - see below)
Pre-paid levies				
		Debits	Credits	
	Opening balance		\$15,699.88	\$2242.84 x 7
2008/09	levy payments	\$4,200.00		\$600 x 7
2009/10	levy payments	\$5,600.00		\$800 x 7
2010/11				
TOTAL		\$9,800.00		
	Closing balance			\$5,899.88 (Kitty - pre-paid levies remaining)