

Minutes of Moonee Creek Cooperative Meeting 10 January 2009
(revised April 2009)

Present: Garry Wallace, John Hamilton, Ann Ng, Glyn Howells, Nobuko Murphy, Shaun Murphy, Penny Bristol-Jones, Charles Jones, Julia Coffield, Graham Smith

Apologies: Annette Wallace, Charlotte Laemmle, Tuyet Hamilton, Tilman Ruff

Facilitator: John

Minutes: Glyn

[edit: removed bank account details and phone numbers from web version of these minutes. John]

Glyn's house site

- There was wide ranging discussion on this topic.
- It was agreed at that meeting that farm members would walk to the area of Glyn's proposed house site after the meeting for discussions outside the meeting.

Letter from Rhona to meeting

Dear all,

Regarding the location of Glyn's house, I believe that it is most important that each share holder feel absolutely comfortable about the location of houses. If anyone feels that a proposed house site compromises their own house site and their feelings regarding their sense of space and rural amenity, I believe the situation warrants further exploration. It seems that people's opinions vary considerably about what constitutes reasonable distance and about their need for a feeling of space. I feel concerned that one person's acceptance of less than their ideal, may be used to justify the dissatisfaction of others. We have a history of moving slowly with decision making and of considering all possible angles in order to minimize the likelihood of problems. I see that the location of houses is most significant for our group. We may need time for all share holders to come to agreement about what is the best solution.

Having said that, the proposed site is acceptable to the Rose family.
Peter and Rhona

Email from Tilman prior to meeting

Dear John,

Our preference would be either the gully west of Jones' or the eastern side of the creek eg the SE paddock (eg near the little dry dam, but in the current 'village' area the only real possibility I can see working is near Graham and Julia's current camp site (prob just west or north of the blackwood clump). This is in the current development area, quite flat, has good access, and is a reasonable distance and is already currently pretty well obscured from Jones and Graham and Julia's site, (and could be further obscured by targeted planting), and quite a distance from any of the other houses. There are good views of the ridge to the west and also Lightning Ridge.

I think all the dwellings in the development site area continuing to be

part of a 'circle' rather than in the middle would work best now and in the future to provide the best mix of communality, rural character, and space/privacy/quiet/views.

A key factor on which further information is required is how close to the creek a house, composting toilet or septic are allowed.

Tilman

Item to be discussed again at next meeting.

Garry's house site

Garry is planning to clean up his site re fire danger and to make easier access for slasher.

Treasurer's Report and related matters

Treasurer's Report: received.

Bank signatories for Commonwealth Bank Account are currently Shaun Murphy and Penny Bristol-Jones and ?

Graham to brief Rhona on procedure for transfer of Moonee Creek Cooperative share to Glyn Warwick Howells on share registry

Insurance: agreed to remain with Wickett's as our insurance broker

Unidentified farm levy (8.10.08): Rhona to check with Shaun and Nobuko re details

Payment for future planting of blackwood trees in gully on south of road entering farm: Charles informed us that the Goulburn Broken Catchment authority have indicated that they should be able to pay us (reimburse us?) for ½ hectare.

We agreed that the money from repayment of funds to pay for 8th share be accounted for separately.

Signs at gate: agreed to have a small friendly sign "Moonee Creek Cooperative: Private Property"

Safety:

1) it was recommended by Charles that tractor and chainsaw work, as well as working at height only take place when there were other people around on the farm.

2) Sub-committee on Occupational Health & Safety: John, Charles and Shaun appointed to examine non-binding safety protocols.

3) Helicopter zone: meeting agreed to accept Penny's suggestion that the area between Roses' and the creek be reserved for emergency helicopter.

Charles and Penny: update

Angelica Arriagarda will visit the farm on Monday.

Penny has written "Angelica's Help Book"

Charles' friend, Tim Butler (SunReal) from Tatong ([phone]) will do one day/ month maintenance. He also said he'd help if there was a fire in the area.

Shaun's building adjustment: plans to

- 1) level off area where his ute is parked
- 2) build retaining wall
- 3) extent roof

Minutes to be emailed to members and **modified version** to be placed on Moonee Creek website (thanks John)

Next meeting and workdays : April 4, 5 – meeting at John's

Time keeper: Julia

Minutes: Graham

Facilitator: Glyn

Meeting finished: 6:40pm

Treasurer's Report for Moonee Creek Co-operative 10.01.09

- Our farm account has finally been successfully transferred from the Commonwealth Bank to the Goulburn Murray Credit Union.
- We have a regular savings/cheque account. Member number is [number]
- We also have a 3 to 5 month fixed term account of \$17000. Our account number is [number].
- The signatories are Rhona Rose, Peter Rose, Shaun Murphy and Nobuko Murphy.
- At least two signatories must sign cheques and withdrawal forms.
- The Goulburn Murray Credit Union does not have a safety deposit box. I suggest we keep our documents in the Commonwealth Bank. This will incur an annual fee of either \$27.50 or \$47.50, depending on whether the documents are in an envelope or a box. To maintain this facility we could provide the Commonwealth Bank with a letter stating that the past signatories are relinquishing their role and who the new signatories are. (To be signed by both the past and current signatories.) There is no specific form for this. We would have to draft the letter. We would also need to provide a copy of the minutes in which the cooperative decided to change the signatories.
- I suggest we keep the papers in the Commonwealth Bank and maintain the current signatories. Who are you? This needs to be minuted for our records.
- I investigated using a different auditor in order to reduce our costs. Geoff Hill agreed to do the work. He looked at our books and noted that what we had previously been charged was at the top end for such work. He explained the difficulty in taking over the auditing of our cooperative. It was fairly complicated. He thought we would be better to continue with the previous auditors (Smith and Dosser accountants) for this year, which would be a very straight forward job for them. He suggested I ask the auditor what we could do to reduce his work load and therefore our costs. I did this. The current auditor (Brendan Smith of Smith and Dosser accountants was defensive re his costs. I suggest we investigate changing auditors after this current audit is finished (unless the costs have reduced.) Brendan Smith noted that the cost of our audits have not increased in many years.
- Brendan Smith (Smith and Dosser accountants) put me in contact with Tony Hindman [phone], who will do our 07/08 audit. He currently has all of our relevant documents. Tony reminded me that we should have done our audit 30 days after the AGM. Suggestion that we reconvene the AGM in order for this to be possible. In the past the auditor has had extra work to do in preparing the financial statement for us, which has added extra work, time and thus cost to our audit. If we prepare a proper financial statement this will reduce his workload.

- Ought we review our current insurance policy? I have been advised that Elder's are quite competitive, but I want to be clear that our policy suits our needs before I get a new quote.

Rhona Rose

Page 1

Commonwealth Bank account # [number]				
Date	Transaction	Debit	Credit	Balance
24.7.08	Balance brought forward...			\$23 564.01
2.10.08	Benalla Rural City Council Rates- 08/09.	\$1 946.24		\$21 617.77
8.10.08	Farm levy (Member Name?)		\$500	\$22 117.77
22.10.08	Interest		\$37.01	
22.10.08	Commonwealth bank account closed	\$22 154.78		\$0.00
Goulburn Murray Credit Union S1 On call Savings account # [number]				
10.11.08	Shares (client number [number]) with Goulburn Murray Credit Union.	\$2		_\$2
10.11.08	Cheque Deposit into Goulburn Murray Credit Union.		\$22 154.78	\$22 152.78
19.11.08	Cheque book fee	\$3.50		\$22 149.28
21.11.08	Transfer to [number]	\$17 000		\$5 149.28
30.11.08	Chq, merchant dep fee	\$0.20		\$5 149.08
8.12.08	Cheque 139501 (Wickett insurance broking)	\$594.00		\$4 555.08
30.12.08	Cheque 139504 (Peter Rose- reimbursement for payment to Boral for crushed rock for track)	\$36.30		\$4 518.78
2.01.09	Cheque deposit -(Goulburn Broken Catchment Authority- payment for having planted trees on our farm.)		\$927.57	\$5 446.35
Goulburn Murray Credit Union Term deposit #[number]				
21.11.08	Opening balance			0.00
21.11.08	Account opened			
21.11.08	Transfer from [number]		\$17 000	\$17 000
21.11.08	#[number] \$17 000 Due Feb 21 2009			Initial deposit
	Closing balance			\$17 000

Commonwealth Bank account # [number]

Opening balance \$23 564.01

Closing balance \$0.00

Total debits \$24 101.02

Total credits \$537.01

Goulburn Murray Credit Union S1 On call Savings account # [number]

Opening balance -\$2

Closing balance \$5 446.35

Total debits \$17 636.00

Total credits \$23 082.35

Goulburn Murray Credit Union Term deposit #[number]

Opening Balance \$0

Closing Balance \$17 000

Total Debits Nil

Total Credits \$17 000

Levies owing for 2007/8 are : Murphy \$600