

Minutes of Committee Meeting

Plan	DP 776652
Name	SETTLERS GREEN HOME OWNERS ASSOCIATION INC (ABN 33 638 396 138)
Address	Quarter Sessions Rd, Westleigh NSW 2120
Meeting Date	31 st January 2024
Time	7:30pm
Venue	Settlers Green Clubhouse
Address	24 Settlers Way, Westleigh NSW 2120

Minutes

Attendees: D Lenz, D Lawson, LG, GH, KW, CH, NW

Apologies: D Zacherl, JH

L G declared the meeting open at 7:36 pm.

Minutes

1. **Resolve** that the minutes of the last committee meeting held on 29th November 2023 be adopted as a true and accurate record of the proceedings of that meeting. Moved CH and seconded GH. Motion carried.

Financials

2. That the December 2023 and January 2024 financial reports as circulated by Lamb & Walters be approved pending any queries re same.

Resolve to check the difference between the L&W report and that of DZ.

Financial Report of end of January is attached to the minutes.

Common Property Assessment & General Business

Discussion and resolution of the following:

(a) Report by the Garden Committee Presented and will be sent to residents with the Minutes as an attachment.

b) Report from the Maintenance Committee

Need to prioritise work for the coming year including the review of woodwork at the Clubhouse and the steps to the pool, the pool fencing and drains around the Estate. These will be evaluated to identify what requires replacement. We will also evaluate the Tennis hut and pool cabana.

We will also be addressing the continuing issue with the roadway in Settlers Way which is being impacted by water rising from the roadway which is creating a weakness in the road surface

Pool cleaning is the same as in previous years. There has been no change to the way in which the pool is maintained and that will continue. Over the Christmas New Year period the pool is

not serviced as regularly due to the public holiday period which is in line with previous years and normally this would not present a problem even though it's normally a high utilisation period. (The pool was serviced on the 15th of December and then serviced again on the 5th of January). We identified, however, that during this period we had issues with the filters running more frequently than usual which has now been identified as an issue with the timers. In talking with the pool serviceman on his return on the 5th of January he advised that the filters running more frequently would have resulted in an increase in chlorination at certain times during this busy 3 week period which would be in line with your observations and concerns raised around pool quality and increased chlorination in the pool on certain days. We believe this issue has now been resolved and everything has been working as normal since.

The timing issue has since been rectified. The pool is clean, but there are stains on the pool floor that may give the impression that it is dirty. The spa pump has been fixed. Further work regarding signage about use of the spa will be implemented.

We will continue to monitor the pool quality for the remainder of the summer and a committee person normally meets with the pool serviceman each week to check the pool status.

Uniformity of lighting: street lighting is to be made warm white (yellow looking one) and will occur as light globes need replacing.

(c) Year to date expenditure

The report looks good. Don has secured quotes for gardener and found that Plummer Gardening is competitive.

(d) New Signage

New signage for the pool and tennis courts will state there is to be no glass within the pool area and tennis court lights will go off at 10pm. There are to be no unattended children under the age of 12 in the pool.

Resolve that D Lawson do a Risk Assessment for the pool

(e) Purchase of Defibrillator for the Estate

Resolve that the Association purchase a Defibrillator for the Estate and include Child pads. LG to organise for St Johns Ambulance to come out and inform about what is needed and placement of defibrillator.

(f) Use of Skip

The Committee is in favour of removing the skip as it is costing the community \$10,000 per year and costs are increasing. We will ask the community for feedback. The cost to each resident for the skip is \$140 per year. There are 2 Council clean ups each year and 2 additional paid pickups can be arranged through Council. There is the Council Recycling Centre on Sefton Road available to residents.

We would ask residents to provide feedback on their views regarding the removal of the Skip and we would request residents provide this feedback via settlerscommittee@gmail.com

(g) Clubhouse and Tennis Courts:

I. Request for access to locked cupboard

Resolve that cupboard and storeroom will remain locked. Residents who require use of common property such as trestle tables, are to email settlerscommittee@gmail.com

2. Cleaning of tennis courts

D Lenz will follow up with the cleaner.

General Business

Next Meeting

1. **Resolve** that the next committee meeting be held on Wednesday 20th March at 7.30pm.

Meeting closed at 9.00pm