

Minutes
Meeting of the Le Bons Bay Reserve Management Committee
2pm, Saturday, 29th June 2024, at the Domain Hall

Apologies: Carol Osgood and Ciaran Murray, Harriet Chapman, Robin and Jo Burleigh, Ben and Mary-Anne Stock, Rosemary Tredgold, Brian Williams, John and Christine Larson, Persephone and Jack Forest, Matthew MacDonald, Ian Armstrong, Dane Moir (CCC), Hannah Murdoch (CCC). **(Richard/Jenny. Carried)**

Present: Jo Rolley (Chair), Bruce and Jenny Nicholl, Richard Hall (Treasurer), Doris Peleikis, Charlotte Bleasdale (Secretary), Kirsty Boyd-Wilson, Donna Tairakena, Mike and Adrienne Brown, Kath and Rod Cross, Andy and Sarah Rutland-Sims, Michael Larson, Andrew and Sally Fowler, Siene De Vries, Jennifer Dray, Ian Davidson.

Minutes: Minutes of 8th April 2024 meeting - have been circulated to the RMC. **(Jenny/Bruce. Carried)**

Treasurer's report: Richard gave his report on the RMC's financial performance for the CCC financial year-end (attached). Expenditure has considerably exceeded income because of several big-ticket items, including new ovens, new barbeque, the installation of smoke alarms and water quality testing. The RMC currently has \$5,523.44 in its account. Richard moved that his report be accepted by the meeting. **(Richard/Charlotte. Carried)**

Correspondence: Letter 28th May 2024 from ECAN to advise of Boneseed Inspection at the Domain on 25th October 2023. Four boneseed plants were pulled out during visit.

Matters Arising:

1. Consideration of whether a Charitable Trust should be formed to lease and manage the Domain Hall.

The RMC had already circulated a discussion paper to the local community explaining the reasons why the committee was exploring the possibilities of forming a Trust. Jo spoke to this paper and outlined the pros and cons of continuing to manage the Hall via a Trust as against ceding management to CCC. Under CCC management the committee could no longer set hire charges, so the current arrangements whereby the local community can use the Hall for various purposes free or for Koha will no longer apply. As the Hall has a capacity of more than 70 people, it would be classed as a larger facility on CCC's schedule of charges, so the difference would be significant (e.g. \$90 per hour for a birthday party v \$100 for the entire event). This increase could well affect the level of usage of the Hall by locals. Community management would enable some degree of "control" over who hires the Hall – in the interests of discouraging undesirable behaviour, vandalism etc. It was noted that antisocial behaviour would largely impact on the beachside Bach community, rather than the wider valley. Under the current committee's policy, no camping is allowed over the summer period or on long weekends; this will be up to CCC to determine when they take over management of the Reserve. Various questions were asked from the floor about how the Trust would remain

financially viable, given that last year's running costs exceeded the income generated by Hall hire during the period. Jo explained that the Trust would have to apply for grants from the Strengthening Communities Fund, Pub Charities etc, as well as fundraising to cover its costs. She noted that there has been no financial contribution from the Bach Owners Association to the management of the Domain Hall and Reserve over the past 16 years; prior to this, there was an annual donation. She said there are no foreseeable items requiring major expenditure on the Hall in the immediate future, so the basic running costs would be something in the order of \$2,000 p.a., covering power, insurance, fire inspection and water-testing, of which the biggest cost would be insurance and would have to include public liability cover. Hall hire is currently bringing in an average of \$800 p.a. It was noted that CCC have been unable to confirm exactly what will happen to the funds that the RMC currently has in hand; it is believed that these will be retained by CCC and used for maintenance/improvements on the Reserve and will not be available to the Trust for expenditure on the Hall. It is assumed that the Trust would begin life with an empty bank account. Jo suggested that an option might be to arrange to pay the power bill in advance with the RMC's existing funds, but this would still leave insurance cover to be met. Jo said that the success of a Trust would need commitment from the community to take on the role of Trustees and do the work of applying for grants etc. Four members of the RMC said that they were unable to make the commitment to become Trustees in view of the uncertainty around finances etc. It was agreed to put the proposal of forming a Charitable Trust to manage the Hall to a vote by the meeting attendees. This resulted in five votes for and nine votes against forming a Trust with several abstentions. Richard moved that CCC should be asked to take over management of the Hall **(Richard/Mike Brown. Carried)**

(Non-RMC attendees left the meeting.)

2. **Triennial Plan:** the following items have been submitted to CCC:
 - a. **Scheduled twice yearly cleaning of the spouting on the Domain Hall.** This is important as the Hall water supply is now rainwater collected from the roof. The RMC is still waiting for this to be arranged.
 - b. **Scheduled servicing of the UV water treatment system.** This has been done.
 - c. **Extend concrete apron by two metres around the Hall verandah:** to make more wheelchair accessible and aid positioning of the BBQ. Bruce has subsequently suggested a more cost effective and aesthetically pleasing option would be to create an earth ramp and grass it. This item has not been included in the Triennial Plan and remains on hold.
 - d. **Re-polyurethane Hall floors.**
 - e. **Funding for an interpretive panel telling the history of the Domain and Hall.** The RMC has already prepared material for this project but seeks funding to produce the actual panel.
 - f. **Landscaping of area near Hall/tennis courts:** gradual poplar tree removal to save tennis courts being undermined by roots or netting damaged. We have suggested "gradual" so bach owners and residents can clean up firewood and the Domain can evolve into native planting in that area. Hannah is looking into possible applications of the Urban Forest Plan for Le Bons Bay Reserve. Jo and Bruce had a useful meeting with Shea from Tree Tech, who agrees with the view the poplars should be removed. He will talk to the CCC arborist to see whether there is funding in the budget for this work, which should save CCC costs in the long-term. A tree that has partially come down on the water tank also needs removal.

- g. **Initiate regular inspections of potentially dangerous trees in the pine woods around Domain:** some pines are dying off and have fallen; the forested areas are well utilised. Shea identified pines in the plantation around the Domain that may come down; but feels that they are far enough off the beaten track not to pose a serious risk. Also: fix the fence between the main Domain area and pine woods. Hannah has requested that the RMC ask Brad McNamara to quote for necessary work once they decide what is required. This would probably be to close the gap near the Domain entrance to deter motorbikes. Bruce Nicholl has undertaken to do some repair work on breaks in the existing fence over time.
- h. **Maintenance of Domain access roadway:** RMC have suggested Fulton Hogan be asked to price annual grading of the Domain driveway in tandem with beach car park, providing metal as required, as an economic way for CCC to maintain both. An upgrade to the Domain access roadway has recently been completed.
- 3. **Fire ban signs** have been installed at the beach by FENZ at request of the RMC.
- 4. **Annual fire inspection:** RMC is awaiting CCC's response to a request that the Hall to be included in CCC's annual fire inspection programme. No progress.

Any other business:

- 1. **Tennis courts:** RMC have requested CCC spray the lichen on the court surface. This is pending and is scheduled to be undertaken by CCC annually.
- 2. **Adoption of Le Bons Bay RMC Triennial Plan 2023 document and Le Bons Bay RMC Reserve Schedule as at 1 August 2024 document** – both received from Hannah Murdoch and previously circulated to RMC Board members. It was moved and seconded that these documents be formally adopted by the Reserve Management Committee **(Charlotte/Jo. Carried)**

Meeting closed at 3pm

Next meeting date: TBA