

BOARD MEETING PUBLIC RECORD

27 FEBRUARY 2015

THIS PUBLIC RECORD OF A BOARD MEETING ON 12 DECEMBER 2015 WAS APPROVED BY THE BOARD ON 27 MARCH 2015 AS A TRUE AND ACCURATE REPORT FOR PUBLIC RELEASE ON THE SOUTHEAST WEBSITE

ATTENDANCE

DIRECTORS – SHIRLEY FARAM, GAYLE KOUBWERE, ANDREA LEE, TRACEY HALL, JAN DICKSON, DEBBIE DIOGUARDI, STEVEN GRANGE, STEVE KROPF AND GREG NOLAN

APOLOGIES: NA

ALSO IN ATTENDANCE – IAN MCLAREN (GENERAL MANAGER) AND DAVID GRIFFITHS (GOVERNANCE OFFICER)

FIRST STREET DEVELOPMENT

The General Manager advised that DHS had still not made a decision on the SouthEast application of the redevelopment of the First Street property.

OPEN BOARD MEETING

It was agreed that the open board meeting would be on the 27 March 2015 at the SouthEast office and that invitations to all members would be issued early next week.

GENERAL MEETING DATES

The board agreed on the following dates - General Meeting 18 May 2015 and the Annual General Meeting 16 November 2015.

RULE CHANGE

The General Manager reported that the ATO had approved DGR status based on change to Rule 54 (2) with the addition of the words “or on the revocation of DGR status of the organisation whichever occurs first” and that the Registrar of Co-operatives is ok with proposed change. He said that DGR status is necessary for any submission to White Foundation before April 2015 and to receive donations that are tax deductible. . Rule change is to be approved by a General Meeting of members.

HEATING AND COOLING

At December 2014 there were 78 (48.75%) of 160 properties with SouthEast owned aircons and 40 (25%) with tenant owned aircons. There were 55 (34.4%) properties with neither SouthEast nor Tenant cooling. Majority of existing air conditioners have entered or are entering their life expectancy. Emerging life expectancies and a rollout program would suggest the need to establish a reserve fund.

It was noted that irrespective of decision, board should endorse a program to assist members to reduce their energy costs through adoption of energy efficiency measures. GP also recommends age restriction be lifted or lowered for outside blinds.

The following was also noted:

Approximately 6.7 million households have air conditioners – compared with 1.9 million in 1990.
74% of all properties have at least one air conditioner.
Air conditioners are regarded as a standard appliance and no longer regarded as a luxury.

Current electricity pricing factor in the use of air conditioners. During heat waves there is a significant increase in the use of electricity – demand increases from 6,640 MW on a typical January day to 10,307 MW on a heat wave day e.g. 16 January 2014

Two resolutions were adopted:

That we drop the age restriction on outside blinds for West facing windows.

That it is agreed in principle that each property should have one air conditioner to cool an area in each house and that a program be developed for a rollout subject to full costing by the General Manager and Business and Finance Committee.

It was noted that both policies would have to be submitted for approval to the General Meeting of members on 18 May 2015. It was also noted that both policies should be promoted as exemplifying value-adding services provided by a co-operative to its members e.g. through newsletter and web site. It was also noted that energy efficiency should be promoted in the newsletter and web site.

COMPLIANCE

The General Manager reported that was fully compliant and that:

- (a) One tenant had vacated.
- (b) There were no new tenants,
- (c) There was one vacant property – the First Street property for re-development.
- (d) Rent arrears at \$16,038 at 31 January 2015
- (e) No reportable complaints for the month of October.
- (f) There was one retirement request.

MEMBER SATISFACTION

The member satisfaction survey was noted with 73 (46%) of 159 members responding.

Housing Services – 70 (93.33%) Very Satisfied and Fairly Satisfied

Consideration of Views – 68 (90.66%) Very Satisfied and Fairly Satisfied

Maintenance and Repairs – 62 (82.6%) Very Satisfied and Fairly Satisfied

FINANCIAL STATEMENTS

The financial statements were accepted – Profit and Loss, Balance Sheet, Cash flow and Charts on Profitability, Return on Assets, Revenue Analysis, Maintenance, Quick Ratio, Tenancy Management and Expenditure of Income.

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