**Aro Valley Annual General Meeting – 23.07.2015 – Draft Minutes**

Present: AVCC attendants, including:

**Co-Chair** Roland Sapsford (“Roland”)

**Secretary** Sarah Jane Parton (“Sarah Jane”)

**Treasurer** Rachel Griffiths (“Rachel”)

Held at the Aro Valley Community Centre, 48 Aro Street, Aro Valley.

**Start time: 7:30pm. Finish: 9:30pm.**

Annual General Meeting Register:

1. Roland Sapsford
2. Sarah Jane Parton
3. Mattie Timmer
4. Madeleine Rashbrooke
5. Julia Stace
6. Jay Buzenberg
7. Jo Brien
8. Jadwyn Lowe
9. Lisa Thompson
10. Luke Allen
11. Iona Pannett
12. Tim Bollinger
13. Sacha Green
14. Hilary Unwin
15. Diana Suggate
16. Karen MacIntyre
17. Martin Wilson
18. Catherine Vaughan
19. Max Rashbrooke
20. Jayesh Patel
21. Kelvin Aris
22. Cindy Jemmet
23. Lexi Goodmen
24. Andrew Dalziel
25. Stephen Templar
26. Jadwyn Lowe
27. Neil Patel
28. Kevin Marshall
29. Graeme Whimp
30. Malcolm Frazer
31. Ben Jeffares
32. Jo Mackay
33. Gareth Rouch
34. G. Patel
35. Tom Pettit
36. Nadine Dodge
37. Dacia Herbulock
38. John Waterson
39. Tony Allerby
40. Geoff Lewington
41. Alan Fairley
42. James Grant
43. Pasan Jayasinghe
44. Mary Hobbs
45. Chris Loveday
46. David Wahl
47. Margaret Ledgerton
48. Russell Taylor
49. Heather Mackay
50. Helen Baxter
51. Jayesh Patel
52. Rajesh
53. Martin Wilson
54. Anne Hall
55. Anne Munz
56. Rosanne Harland
57. Charles Mabbett
58. Maria Stocker
59. Des Culling
60. Rachel Griffiths

**Welcome by Roland**

Roland welcomed the Aro Valley whanau to the AGM, acknowledging the people that have come before us and the history of the building. He then described the agenda. After that he asked for apologies.

**Apologies:** Bridget Stocker, Nalini Patel, Maggie Loveday.

**Minutes of the Previous AGM**

The minutes from the 2014 AGM were tabled.

1. Proposed amendment for page 2 under the “Co-Chair’s report”: Neil recalled that he suggested a working committee be put together for the new community centre. The AVCC agreed that this amendment should be made.
2. Proposed amendment for page 4 under “Auditor and Honorary Solicitor”: Russell’s recollection differs from the minutes and expressed his concern regarding the fact that the minutes have not been available until a year after the previous AGM.

* He proposed that the minutes include an objection from him to Roland’s request that the committee appoint an honorary solicitor.
* He asked that the AGM minutes be made available to members of the committee a fortnight after this AGM.

The AVCC noted these points and the proposed amendment, however no one else could recall the objection. The council will recommend that the next committee post the draft minutes on the website as soon as practible, preferably within two weeks.

**With one amendment (as above) the minutes were approved.**

**Matters Arising from the Minutes**

Neil Patel asked about the Community Centre upgrade.

Roland Sapsford and Cr Iona Pannett explained that the budget for this will not be available until 2017. Iona explained that the WCC wants to work in partnership with the community. The budget for the upgrade will be $1.3million. Iona is enthusiatic about working with the architect on the committee, Luke Allen, on this project. There are some issues with the bunker. The WCC wants to build on work that has been done before.

Russell Taylor expressed concern about the electoral system that is followed by the AVCC, especially the fact that nominations were not taken from the floor last year. Roland explained that this was supported by the AVCC Constitution and was standard AVCC practice.

Neil Patel noted his support of the current electoral system.

Martin Wilson noted his support of Russell’s concerns.

Roland asked for a show of hands in support of the system the AVCC currently use. The general consensus was in support of the current system (with the exception of five or six people).

Lisa Thompson explained that the AVCC are currently reviewing the constitution. She suggested that this discussion might be included in this review.

**Co-chairs’ Report delivered by Co-chair Roland Sapsford**

Report attached.

Questions and Responses to Co-chairs’ Report (and accompanying question and answer sheet regarding the recent High Court action

Roland noted that the AVCC held **three general meetings** during the year: one on Loomio; one with NZTA and the Memorial Park Alliance on the road changes in Victoria Street; and one on the Constitution.

Margaret Ledgerton asked about ownership and the political stance of the Valley Voice: Do the AVCC own the Valley Voice? Are they meant to have a particular political position? She noted that the edition prior to the 2014 National Election had a strong focus on Green Party candidate James Shaw and a small section on Labour Party candidate Grant Robertson. Roland explained that the AVCC don’t own the Valley Voice. Max Rashbrooke (co-editor) replied that James was the most prominent local candidate. Roland noted that the Valley Voice has editorial freedom. He also noted that there are, as Margaret pointed out, a range of political views in the Valley.

Regarding the litigation costs pertaining to the old bake house, Neil Patel suggested getting mediated solutions with property owners in the future. Roland stated that in his experience alerting property developers to the community’s concerns, and attempting to engage with them on those concerns led to speedy demolition.

Martin Wilson thanked Roland for the document on the bake house.

He noted that the co-chair’s report mentioned that 2000 households receive the Valley Voice. He asked how many households are in the Aro Valley.

Tim Bollinger (co-editor) clarified that 1400 copies of the Valley Voice are printed.

Martin asked how many issues came out in the last year.

Tim said that they aim for eleven, but ten came out last year.

Roland acknowledged the commitment that Tim and Max have made in co-editing the Valley Voice.

Kevin Marshall asked who decided that the bakehouse was a heritage building. Roland explained that the building was included in the heritage area of Aro Valley when that was determined. It features in photographs of the early Aro Valley. Kevin noted that, from his perspective as a builder, the building when it was demolished appeared to be structurally un-sound, wasn’t insulated, and that people were living in it. He questioned supporting the retaining of this building over supporting a developer to build a new, healthier home in its place.

Malcolm Frazer asked if the AVCC was privileging heritage over healthy homes and the wellbeing of residents.

Martin has noticed over the years that there have been heated conversations. He thinks that there are conflicting opinions over heritage vs modern architecture. He suggested a further discussion on this issue.

Roland noted that over the last decade the community has been surveyed, and heritage has

James Grant asked if the AVCC attempt to contact the developer before they took legal action.

Roland explained that they didn’t as it may have led to immediate demolition.

James expressed concern that in practice the AVCC took an injunction against one of its own members.

James asked if the committee could take the decisions back to the membership before taking legal actions.

Jadwyn Lowe explained that the committee based this decision on previous agreements regarding heritage in the Valley.

Roland explained that the committee represents the membership between elections.

An AVCC member asked if the bakehouse was owner occupied and the new house is owner occupied, or if it was a tenanted investment. Roland confirmed it was the latter.

Lisa noted her dissatisfaction with the WCC regarding the lack of notification to the community and the lack of due process.

Nadine Dodge noted that she felt that the role of Aro Valley in the city was being neglected by the AVCC when the AVCC opposed development.

Roland explained that the AVCC does not oppose sustainable, considered, and appropriate development.

Dianne Suggate suggested that the AVCC continue this discussion beyond this meeting with experts. She suggested that this be the kaupapa for a future general meeting.

Neil Patel suggested that the next committee consider an approach where they don’t oppose all developments.

Hilary Unwin asked if there could be a pro-active approach to working with developers where there is engagement at a project’s early stages.

Roland explained that this has happened in the past, and has been initiated by developers. He said it would be good if the AVCC could initiate this in the future.

Graeme Whimp asked if the community opposed the legal action against the WCC, which he felt was essentially about ensuring the community had a say.

Russell asked why a general meeting wasn’t called on this matter. He was confused as to which developers have met with the committee.

Roland explained that this was some years ago.

Malcolm Fraser asked why the membership wasn’t consulted on spending the legal fees.

Roland explained that his experience was that if a community meeting was held then the building would have been demolished immediately.

Max said he felt there is a need to strike a balance between what is protected and what isn’t. His personal view is that the AVCC has this balance right.

Max also noted that the AVCC committee cannot take every decision back to the membership.

Luke Allen noted that the exercise was expensive and a last resort. He said that it would be good to preempt future situations.

Iona noted that there were no appeals against the Plan Change that demarcated Aro Valley’s heritage area. In terms of processes, she added that public notification is limited.

Russell raised his concern that his view is that no general meetings were held (as described in the Constitution).

Martin spoke in support of Russell, and stated that he feels that the committee is not meeting its obligation to organise three general meetings a year as per the constitution.

Roland explained that this is not the case and read from the 2004 version of the Constitution.

**Max proposed that the co-chair’s report be accepted.**

**The AVCC agreed.**

**Treasurer’s Report**

The AVCC’s accounts are in good shape.

The AVCC’s main funding comes from WCC, additional funding is for specific projects, and from hall hire. As discussed, the AVCC had some additional costs this year.

The income for this financial year was $135,264, approximately $9,000 less than the previous year (due to a couple of grants ending). Expenditure was $ 145,197, slightly more than last year ($18,000). Consequently there is a $9,933 deficit. The AVCC now has $67,917 on its balance sheet, once liabilities are deducted from its assets. The cash assets are fairly stable. The treasurer and the accounts person have been working on reducing the accounts receivable. The PA is a new asset. Other than that, it’s business as usual.

Questions to the Treasurer’s Report:

Neil thanked Rachel. He noted that the income has gone down, and suggested that the AVCC be careful with future spending.

Russell asked if the WCC funding was treated as a liability. Rachel confirmed this. Russell asked when it would no longer be a liability.

Mattie explained that the WCC require a report at the end of the funding period, and then the funding is no longer a liability.

Russell asked if all payments have been approved by the executive.

Rachel confirmed this.

Russell asked the name of the auditor.

Rachel replied that AFC Trust are the auditors, and that the specific auditor who deals with the AVCC accounts goes by the name of Chum.

**Roland proposed that the treasurer’s report be accepted.**

**The AVCC agreed.**

**Confirmation/Election of the AVCC Committee Members and Office Holders**

The following nominees were confirmed automatically:

**Co-chair – Roland Sapsford**

**Treasurer – Rachel Griffiths**

Mattie Timmer nominated Luke Allen, this was seconded by Lisa Thompson. This was confirmed automatically.

**Co-chair – Luke Allen**

The following nominees stood for election:

For the position of secretary – Hilary Unwin and Martin Wilson.

A vote was cast by show of hands, the results were:

Hilary Unwin 41 votes

Martin Wilson 4 votes

1 abstained

**Secretary – Hilary Unwin**

For the committee –

1. Lisa Thompson,
2. Jadwyn Lowe,
3. Mattie Timmer,
4. Jay Buzenberg,
5. Sarah Paterson,
6. Catherine Vaughan,
7. Jo Brien,
8. Karen MacIntyre,
9. Chris Loveday,
10. Jo Mackay
11. Maggie Loveday.

Maggie Loveday stood down, and the remaining 10 committee members were confirmed.

The 2015 – 16 AVCC Committee is:

1. **Lisa Thompson,**
2. **Jadwyn Lowe,**
3. **Mattie Timmer,**
4. **Jay Buzenberg,**
5. **Sarah Paterson,**
6. **Catherine Vaughan,**
7. **Jo Brien,**
8. **Karen MacIntyre,**
9. **Chris Loveday,**
10. **Jo Mackay.**

**Community Centre Staff: New Developer and Administrator**

Roland thanked outgoing Community Coordinator Kelvin Aris.

He explained that the Coordinator role has been split into two new roles – a Community Developer and a Community Administrator.

He introduced Lexi Goodmen, the new Community Developer.

Krissy Williams has been appointed as the new Community Administrator and will be introduced to the community at the next general meeting.

**Auditor and Honorary Solicitor**

**Roland asked the AVCC agree to appointment of an auditor.**

**The AVCC agreed.**

**Roland asked the AVCC to appoint an honorary solicitor if a suitable person becomes available.**

**The AVCC agreed.**

**Urgent General Business**

Martin stated that he finds the way general meetings are run is not democratic. He stated that he sees “a complete wall of undemocratic behaviour”.

Helen Baxter agreed that having a focal point for a general meeting is a good idea to draw an audience, however she said she felt that general business should also be aired at these meetings.

Lisa talked about running further feedback forums. She indicated that printed hard copies of the committee meeting minutes are available in the office.

Kevin suggested raising the topic at the end of each general meeting.

Russell suggested that there should be an organised programme/schedule of meetings for the duration of the year.

**The 2015 Annual General Meeting of the Aro Valley Community Council was closed by Roland at 9:30 pm.**

*It was followed by an ‘Arolympics’ presentation by Stephen Templar, Kelvin Aris, and Andrew Dalziel.*