

Our vision is to create an urban cohousing neighbourhood, which promotes social and environmental sustainability, based on respect and shared responsibilities:

- Through robust eco-design and layout establish a cohesive community, which fosters wellbeing, diversity and the right use of resources.*
- Develop and foster a thriving living environment, which uses clear communication, decision-making and conflict resolution guidelines that promote tolerance, safety, respect and co-operation*

Notes from UCOL meeting
Thu 14 January 2021 7.30-9.30pm
 at Numberworks, 90 Crawford St, Dunedin

Chair Sue *Notetaker* Jan
Present Rosemarie, Maurice, Gay, Alex, Anne, Ngaire, Roz, Mike, Sara, Jeffrey, Catherine, Frances, Sandy, Sander, Karen, Min, Warren, Miriam, Donald, Rainer, Marianne, Maria, Susan
 Zoom: James and Jess, Liz, Tim, Dennis, Anna and Anthony
Apologies Pauline, Juan
 Meeting started with “one good thing about the holiday” (13 mins)
Appreciations All of the work that has been going on over the holidays to bring project to an end. All the work Min and Warren have done on the Body Corp Rules particularly the membership category for people on the old High St School footprint. Warren watching The Repair Shop on TV showing how a community can work together. Stephen Edge for pushing through. (3 mins)

Minute 1	That we do not include a deed of covenant on our unit titles and instruct our lawyer accordingly. All green.
Minute 2	We support simplifying the body corp rules to meet the requirements of the banks. All green.
Minute 3	We agree that future further terms of sale will include a commitment to joining our cohousing community. 29 green, one blue
Minute 4	We agree to remove the 5% capital gain contribution from the body corp rules and explore this further post-settlement. 28 green 2 blue

7 mins **Insurance Meeting with Tina Gillan** Brief report was sent around 5.30pm. No decisions needed tonight because it is still a work in progress with Tina going back to negotiate more. Insurance companies are nervous about fire risk of SIPS. Tim is keen to reassure them and will ask ?S&W to talk to insurance company.
 Conditions have been added that don't make sense for a residential development eg check housekeeping every 3 months, no smoking. When signed the contract will be for one year.

88 mins **Mortgage finance issues** Steven Edge has been clear about requirements for granting mortgage: Covenant removed and Body Corp rules simplified to standard format. Good news that four

Toiorans were provisionally approved today (as long as these changes are made). Only Tim&Pip, Claire and Alex still need to get mortgages organised. Roz&Mike would like to be able to get one but is not relying on it.

Today's emails indicated approval from the commercial side of Kiwibank but Stephen Edge had previously indicated that it will match residential (not commercial) rates.

The lawyer has previously indicated that it is a relatively straightforward matter to change our documents as required. Earthsong have a statement in their "Further terms of sale and purchase" and we can do something similar (but keep the wording clear and simple)

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All green

Minute 2 **We support simplifying the Body Corp rules to meet the requirements of the banks.** All green

Minute 3 **We agree that future further terms of sale will include a commitment to joining our cohousing community.** 29 green one blue

Minute 4 **We agree to remove the 5% capital gain contribution from the Body Corp rules and explore this further post-settlement.** 28 green 2 blue

Although the 5% capital gains contribution will be taken out of the Body Corp Rules to be able to get these mortgages now, this decision is made knowing we will revisit the discussion (rather than this change indicating we have made a decision to drop the 5% contribution altogether).

A working group will meet at Min's on Sunday 17 January at 2.30pm to approve the necessary changes to the Body Corp rules before they are sent off to our lawyer. After this, we will instruct our lawyer to write a letter to our lawyers saying that the covenant has been removed. It is anticipated that this will be sufficient for the banks

The latest insurance statement is to be incorporated into our Body Corp rules along with the revised fee spreadsheet that reflects the greater cost. Appreciation to Min for all the work she has done on this and recognition of the frustration caused by not having time at this meeting to get the latest version (which includes changes required) ratified. Acknowledgment that this is high priority so cannot wait until the next scheduled meeting. Frances will take a close look at it prior to the meeting at Min's house.

7 mins **Site Works.** They are moving very fast; with acting foreman saying that there is little work still to do. Rainer anticipates that we could be given the keys in two or three weeks.
There is an urgent need for pavers to be moved to allow for dirt for our garden to be deposited as per the latest variation.

Working bee Saturday 16 January at 10am

<1 min **Gather Software Demo:** Sander will email with a reminder that Saturday 16 January at 1pm Tom from Ann Arbour, Mi will demonstrate the Gather software he originally developed for Touchstone, Great Oak and Sunward cohousing. Use our usual Zoom Meeting ID: 9016 25 9016 <https://otago.zoom.us/j/9016259016?pwd=ZGZQRnM2L2tsai90eENKRExQUeTjQT09> Password 25 25 25

<1 min **Angle parking extension** has not been brought up with DCC by Tim because he felt it was better addressed by Rosemarie. However Rosemarie has already contacted DCC but not had a response.

3 mins **Induction Saturday 30 January.** So far ten people have indicated that they wish to come. This can be discussed at the next meeting because it may be possible to have it onsite (although logistical difficulties through lack of chairs/projector etc). The ODT is eager to do another story and perhaps we could combine to make it an open day. Further discussion needed.

2 minutes **Unit titling process, code of complianceLong Term Maintenance Plan**
Minute: Wit was noted that trying to get the work finished is not official because it has not come from the Foreman. A site meeting is scheduled for Fri 22 January and we will have accurate information after this.
Survey Work?? was sent to ??? before Christmas and we have been told to expect processing of this to take 6 weeks.

2 minutes **Need to establish subgroups** Alex suggested that in order to make the best use of our time as things get so hectic we make it priority to get subgroups operating. Gay volunteered to oversee setting this up using the suggestions Warren has put into the draft Community Document.

Next meeting is Thurs 28 December at NumberWorks'nWords Chair Sue T, Notetaker Jan
and via Zoom - Meeting ID: 9016 25 9016 Password 25 25 25

<https://otago.zoom.us/j/9016259016?pwd=ZGZQRnM2L2tsai90eENKRExQUeTjQT09>

Moved to next meeting's agenda because of insufficient time:

- Access to units (eg for painting) after S&W finish Gay
- Fittings (mirrors, towel rails, bath screens etc) Sander
- UCOL office moving back to Common house Anne
- Induction Saturday 30 January Anne
- Rental and Resale Pod Catherine/Jan