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.

**UCOL Meeting Thursday 9 April 2020**

**Chair:** Donald

**Notes:** Jan

**Technology:** Sander

**Apologies:** Susan, Pauline, Roz and Mike, Min

**Present:** Frances and Sandy, James, Rainer, Rosemarie and Maurice, Liz, Sue T, Catherine, Alex, Anthony and Anna, Juan, Anne, Gay, Sander and Karen, Tim, Miriam, Warren

**Appreciations:** For all those essential workers; supermarket workers, health workers (and Susan particularly). For technology like these Zoom meeting, For where we live and all the good things we are able to get and do. For the fact that the Covid19 numbers keep falling. For all the good jokes that are shared.

**Report from meeting with Stefan Box (Project Manager) (10mins)**

Note was sent out immediately after the meeting. Basic message is “Don’t panic. We are in a good position.” Stevenson and Williams will want to get back on the build as soon as they are allowed. Stefan asked about insurance and the Insurance broker came back and said we are ensured as long as lockdown is not longer than 3 months.

Some questions about whether the building site can reconvene in the same manner even if we go to Level 3, but we will find out in due course.

**Report from meeting with Stephen Edge (Kiwibank) (10 mins)**

Alex emailed Stephen Edge. He replied to say the bank will be supportive and suggested builder gets paid in the next round. We will be charged interest, but the rate is going down.

There is no interest relief, but the official interest rate has come down so that if this new interest rate is applied until the end of the build it will result in significant savings over time. Currently we have borrowed $2.8 million.

Anne will emal June (our Kiwibank direct contact) to find out what the interest rate is now. We had previously had a drop (of 0.75%?) even before the lockdown.

Interest rate calculation/savings will be put on the agenda and investigated further at the next BCG meeting.

Stephen Edge queried our insurance position and was answered immediately.

**Tina Gillan (Insurance) (1 min)**

Our buildings are insured against damage for duration of any shut down that lasts for no longer than 3 months. This insurance will need to be renewed. Directors will ensure that it happens.

**Concerns over business viability (6 mins)**

Juan expressed concern about the need to keep conversations going with the main contractors and the subcontractors. At times of financial hardship it is possible that subcontractors may be in trouble, which could affect the whole project. We need to make sure that Stefan is doing his work by communicating with contractors and to us to reassure us that none of our contractors are having financial trouble.

Website is being set up to clarify what working is allowed on Level 2 or 3. It is important that we ensure our project can keep going.

**Tiles update: (time included in the 6 mins above)** Juan reported that this has been done well. Some have already purchased. A small group bought all together but left some small areas that may only be only one or part of one tile that someone else may have as waste. Spreadsheet has been updated and Tim has done whole update of all the internal elevations etc. Hopefully everyone is looking at the updated plans.

**Storm Water Drain (8 minutes)**  Catherine asked for an update on the storm water drain following discussion with Megan and the PCC. Tim explained that in the DCC progress seemed to have stopped on the building consent amendment at the payment stage, but actually they had not sent us the invoice. He has since contacted them and been assured that it will be chased up, invoice sent to UCOL so that it can be issued as soon as payment is received.

It was clarified that the stormwater will need to go through the easement on Megan’s property as per latest designs issued by Fluent. Plumbers were onsite with Fluent and solution was worked out together so it is disappointing that an alternative opinion has been expressed to Megan. Alex will write a letter on behalf of the directors clarifying that the latest Fluent design (as per the Building Consent Ammendment) will be used and there will be no more changes. The work was redone at our expense has already has cost us a lot of money, and the plumbers agreed to it at an onsite meeting with Fluent, so there will be no more changes.

**Heritage Fence report/update (19 mins)** UCOL was represented by Catherine, Rosemarie, Rainer, Sandy and Frances at a very useful meeting this morning with Andrea Farminer, of DCC Heritage fund, Andrew Bardsby of Heritage NZ and Laurie Forbes of Zeal steel.

It was good that Laurie was able to show some of the work completed, but UCOL people were dismayed to find the double gates have not eventuated at all. Andrea Farminer reiterated that we don’t need to reapply to the fund but simply get an update on the costing from Laurie for the whole project. While the fund will prioritise restoration (potentially funding up to 50%), we should put in quotes for the entire project to see what they are able to come back to us with. The meeting included discussion about the more technical aspects of the work, including the possibility of aluminium being used to replicate the finials rather than cast iron.

Catherine reported that she felt things are looking quite positive. Applications needs to be in by end of April and Laurie also open to working with other contractors, so the availability of “Tim’s person” (who is interested in quoting for the job) means we have other possibilities for getting the work done in a more timely manner. For funding there is still the possibility of working with Southern Heritage Trust (who have not met since met on site but were going to discuss whether they could support).

Rosemarie is eager to step back from her pivotal role. She found Sarah’s Gallagher’s (Heritage NZ) absence from the morning’s meeting and Craig McNaughton’s revelation that he has not yet built the gates particularly frustrating.

Rainer stressed that time was of the essence and we need a new quote for the same scope as the original one. Original estimate $125k was base of the application and DCC want us to keep going with that, ie they want a new number but not a new application. Original quote did not take all the fence panels out. The gates under the Memorial Arch were included in the original project.

DCC asked for trial project so we got a more detailed quote in March with correct specs. Craig gave impression that he had built the gates, but he hasn’t so now further delay in getting the 10m (which they selected for the trial). Time is critical because we need revised quote to DCC by 30 April so we need to put pressure on Laurie Forbes. He’s responded by getting a new price for the manufacture of some new double gates with steel and aluminium fineals out to Catherine before this meeting.

Catherine will write to Laurie, including the original, asking for response by the 20th April so that we can get it into the DCC by end of April. Rainer willing to take a look at what Catherine has written. Donald will get a copy of the original application and forward it to clarify the inclusion of the gates under the Memorial Arch being in the original scoping project. Once that is done we can look at how we will start the process.

Thanks to Rosemarie for all the work she has done on this.

**Shared electricity system (<1min)** Alex has emailed for more info.

**Sale of unit update (<1min):**Liz has finally received a document from laywer for the purchase of her unit. This has now been sent to Geoff and Anne for their lawyer.

**Open forum (10 minutes):**

**SITE NEWS:** Rosemarie reported that there has been a break in at the containers and tools stolen earlier in the week. Children are suspected and Stevenson and Williams staff believe the containers had not been properly secured. Rosemarie and Maurice are walking past frequently, and one day noticed door and window open upstairs next to stairwell. S&W are aware of the issues.

**Some good news on the fate of the Listener.** Anthony left last week believing that the issue that was 90% finished was not going to print, and indeed it didn’t. Frances had received email from Bauer saying that a number of parties had expressed interest in purchasing the magazines and that they were working hard to achieve a sale.

**Another Informal meeting** will go ahead on **Thurs 16 April at 7.30pm** Anne noted that she had been told that prisoners given home detention usually go OK in the first two weeks, but then “hit the wall”. As next Thursday could potentially be when we “hit our wall” she endorsed the value of the informal meeting. Sander will check whether Sara has got it already set up and advise Jan what invitation needs to be sent out.

**Meeting closed 8.40pm**

**Next Meeting Thursday 23 April Zoom at 7.30pm :** Donald/Jan to chair/notes.

 <https://otago.zoom.us/j/9016259016?pwd=ZGZQRnM2L2tsai90eENKRExQUEtJQT09>

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