

## Meeting Notes for 27th May, 2021, held at 7.30pm in Toiora Common Room.

**Chair:** Sue

**Notetaker:** Gay

**Apologies:** Anne, Sander, Karen Rosemarie, Maurice, Anthony, Anna, Susan, Kristin

**Present:** Tim, Sara, Alex, Kathy, Ngaire, Pauline, Frances, Marianne, Sandy, Catherine, Jeffrey, Rainer, Miriam, Donald, Liz, Maria, Gay, Sue T

**Appreciations:**

- Alex for work on electricity,
- Liam (the young man in shorts) for work on site last Friday
- The people who have sent Ngaire good vibes and wishes
- Donald for work on compost bins

**Report from BCG:**

- Alex said Nicola has clarified some further outgoings and said she will provide an update of final contingency expenditure when we have a settlement date.
- Rainer said he believes there will be some contingency money left over but must be cautious until we get the last bill

**Report from PCG:**

- Maria
- has received an email from Stefan saying the fire alarm certificate has been issued and the Compliance officer at the DCC is prioritising a scrutiny of all paperwork first thing tomorrow.
  - It is possible we will have the code of compliance by Monday and if so, there is the possibility of settlement taking pace at the end of next week.
  - The bank has cancelled our loan as we have exceeded the loan period agreed upon and effectively we now have an overdraft of \$4,000,000 – but we are being charged at the same rate as we were for our loan. The default interest payment has been wiped. General appreciation for way Kiwibank have performed.
  - PCG's next task is to prioritise expenditure.

Tim reported he had issued an updated remedial list to Stefan and reports he has been told work is ongoing.

- Sue T and Ngaire mentioned excess water outside their units.

Alex reported on electricity and electricity billing.:

- The April account was sent to Maria but S & W are paying it (however we have no guarantee they won't require reimbursement of our share at some later stage).
- A second bill for approximately \$1600 has been received. Approximately half of this is for fixed charges and the other half reflects consumption. It covers electricity, hot water and car charging. Alex has calculated usage to date and, based on the most recent bill we have received, he believes power and hot water used in individual units should be charged at rate of 21c a unit and cars at about \$3.20 per 100 km.
- This second bill requires payment by 11 June. The intention is to have each unit billed and payments received and paid into the Body Corp account in time for payment on the 11<sup>th</sup>.
- As a general principle people will read and report their own hot water usage, with a formal reading once or twice a year, at which time any discrepancies can be rectified.
- To expedite regular automatic reading of the electricity meters, we require a wireless transmitter on the electricity box and data cable in the common house. Alex is instructed to get a quotes.
- It was generally agreed it is best to avoid car charging at 6.00 pm and 8.00 am as those are times of maximum consumption but this can be achieved by education rather than ruling

Donald suggested we assemble as many expected final costs as possible before we ok expenditure.

Maria reminded all:

- we need to pay a proportion of Body Corp fees next week in conjunction with settlement. She will send a spreadsheet around showing amounts to be paid. It will be less than originally anticipated because settlement has been delayed.
- There will be a rates bill for commons which we pay through Body Corp but we will have individual rates demands for our own units as well. (Also to be paid in conjunction with settlement amounts through lawyer.)

**Report re Gather** (via email from Sander, attached)

Noted by chair, and request that all read it and familiarise themselves with contents.

**Report from Landscaping & Gardening Group** (Donald, Marianne & Maria).

Marianne reported

- on visit from Rory of George St Fruit Forest. She had sent it around gardening group but in case others want to see it she will send it to UCOL shareholders.
- it is unclear if there will be a budget for plants, so donations will be welcome.
- urges collection of leaves for compost.

Donald added

- we will need a working bee for materials for growing mediums and paths etc.,
- subject to final approval of plan, he suggests compiling and circulating a list of preferred plants and trees so that those who choose can sponsor or donate to get things underway.
- many areas and parts are crying out for someone to take individual responsibility for them

Garden and bike shed plans still under discussion. (See attached photo of garden plans)

Ngairé warned of danger of damaging grass if walked on while frosted.

People were reminded to turn off lights in workshop and common house when not in use during the day. (Doesn't really go in landscaping but that is when it came up!!)

#### **Discussion re Our midwinter Toiora day/weekend (Anne, via Sue)**

- Anne anxious to set a date
- general feeling we should make it a fun and bonding time, dedicated to group activities, etc.
- also feeling we have too much on at the moment to be organising more activities,
- general enthusiasm for idea of a celebratory opening weekend with bonding activities
- Donald suggested it might be good to wait so the many new residents can participate
- original minute setting this up<sup>1</sup>.
- suggestion that we will need to clear out common house before we can properly utilise it

#### **Report from Signage Group (Ngairé, Sara and Gay)**

Drive between Alva & High St blocks: rejected idea of sign on chain across entrance. General acceptance for using stainless steel kick panel, painted by Jess, saying "No Thoroughfare". (Not clear if people also wanted "Toiora Cohousing" or "Private Property" on this. To be erected on new fence near entrance.

Montpellier St entrance: general acceptance for using the existing fire alarm pillar. Feeling that the word "Cohousing" should be below "Toiora" (n.b. spelling noted!). Possibility of incorporating some of terracotta colour of building on signage.

Alva St Letterbox entrance: conflicting responses. The Signs Group had intended "Toiora Cohousing" would go on boards above letter boxes and a large "25" would take up fence space – and sign would be info (greeting, web addresses, etc., and "please respect the privacy of residents"). Feeling people would like two street signs to be similar. Possibility of it being attached to existing electricity box and noted position could potentially affect Catherine's window. No response to possibility of re-using existing sign.

Photos attached for discussion.

#### **Report from Kitchen Group: (Jeffrey)**

Sam-the-electrician, and S & W have assessed, also two plumbers. Difficulty of quoting till they/we know budget limitations

#### **Report from Commonhouse Group (Karen via Frances)**

- Guest room bookings now on Gather. Basics are provided but host responsible for providing bring towels and to leave it ready for the next guest. Maximum length each booking is 14 days
- Discussion re payment. General feeling \$10 koha for family and friends and perhaps \$20 for outsiders with a genuine interest in cohousing. That sort of guest might be hosted by a person on the guest room team as part of their weekly task contribution.

#### **General discussion**

Need for buddy system – especially as a number of new people are likely to join us soon. Possibility of Conciliation team arranging a buddy – not necessarily a conciliation team member but someone who could befriend/explain/mentor and preferably living close to new resident. Need to introduce ourselves and invite Eroni and Margaret to next meeting and shared meals. Ngairé appreciated feeling of support from others and being ushered in to the meal.

#### **Next meeting**

- Frances to do notes
- Donald to chair

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<sup>1</sup> From Karen & Sander, date unknown Minute 1: We agree that we will put aside the 2nd to last weekend in June annually to enhance Toiora group life. The weekend will be spent on whatever is the most pressing work to advance the community. It may include working bees, formal Body Corp meeting, training etc. The emphasis will be on fun and enhancing our enjoyment as members of Toiora High St Cohousing. 18G 2B