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 26 March 2020**

**Chair:** Min

**Notes:** Jan

**Technology** Sander

**Apologies:** Susan, Miriam, Roz and Mike

**Present:**Sue, Sander and Karen, Anne, Donald, Warren, Maria, Jan, Min, Gay, Alex, Rainer and Marianne,Jess, Rosemarie, Claire, Catherine, Sara, Anthony and Anna, Liz, Frances and Sandy, Dennis

**Minute:** We ask the directors to discuss the implications of the current Level 4 Lockdown (due to Covid-19) with Stephen Edge from Kiwibank. All Green

**Appreciations: 24 mins** Instead of appreciations, we shared our experiences of our first day of Lockdown:

 **Min** got a good night’s sleep – waiting over, **Sander** – same as previous day, Jan – in garden, **Anne** – enjoyed sunshine went for a walk and enjoyed lack of traffic and friendliness, **Warren** – garden, **Maria** – outside and inside activities with children and skype with parents, **Gay** – Same as usual, **Alex** – Same as past week with a walk added. Feeling unprepared, **Sue** – normal day and wasn’t dead when people walking past knocked on her window, **Rainer** – not much different from yesterday cut lawn & flu jab, **Karen** – Staying at home same but quieter today, **Rosemarie** – Maurice doesn’t have usual activities or visitors and Jane in isolation makes things more difficult, **Marianne** – challenging times, friends going into self isolation with illness, outside jobs, **Anna**- standard day at office, **Anthony** – also essential service but on leave so cooked dinner, Donald – been self isolating since last Wed to keep Miriam safe**, Sara** – fourth day in isolation because no school. Sunny days are easier, **Catherine** – chose to stay at Pakari and had lovely warm day in a nice place to spend a month**, Liz** – with daughter in Chch going to have a healthy 4 weeks, **Claire** – worked from home for 19 yrs, lived alone for 3 yrs so business as usual, **Frances** - Ross family all isolating together (5 adults and child) treating beach as backyard, **Jess** – interacted with yellow eyed penguin, **Sandy** – still working doing phone consultations and lots of scripts. Premises now like a fort, **Denis** – at work every day – eerie calm before storm

**Future meetings/Centre for Sustainability Building/Zoom:** Next meeting will be Zoom one. Last news was that the Centre was available. Will reassess as required

**PCG Site report/update: 14 mins**

Meeting notes will be sent out by Frances– been quite a fortnight. Hard to keep track.

Lead time for appliances was requested by us two site meetings ago. F&P wants a month’s notice and S&W wanted them in September, so need to order and pay for appliances in July. All this was before lockdown. Will send out the information later.

Maria reported that gone through all the drawings for each unit and clarified things with Tim. Drawings been updated. Spreadsheet with number of times needed. Already making an order for 3 or 4 people who wanted to be part of the group buying the tiles. Timeless Tiles giving really good deal. No urgency at the moment. Marianne and Rainer confirmed own tiles at Tile Centre.

Need for ensuring that we have good communication with Stephen Edge to find out about mortgage holidays etc.

Carpet. Price back and email sent out. A5, A6 H1, C6, D1 still not heard back. Since we have already paid for synthetic carpet, the price to change to wool (which is indicative only) includes the deduction for the synthetic carpet.

Colour options needed for carpet, lino etc. Easier to do it all at once and Tim bring samples along. There may be variations from what was available last year. Can’t happen until we can meet physically. So can go off the agenda.

Vinyl & lino options

**LOCKDOWN CHANGES 14 mins** – May cause a small or large disruption. Need to look at our contracts with banks and S&W to see what the implications will be. Directors need to hear from you if this is going to affect your ability to settle on the final day. Some things will go faster and happen in downtime, but need an assessment of what possibilities are.

Very uncertain for everybody because no idea what market will be. Income could change for people with jobs. Need to think about it but can’t answer or be certain of anything. Will need to be open and creative as we always are, stay positive.

Directors will have a responsibility to keep eye on solvency, so directors need to take a front foot and as yet, haven’t had any discussion.

Rainer said that we do not need to feel too gloomy. Our buildings in good state to be left alone for a few months. Comforting to know we are at that stage. Interest rates have gone down. Directors need to meet Stephen Edge to see if we will be saving on interest (which could help bridge the time we are not building). Government is putting lots of money out so things are not all bad.

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**Heritage Fence report/update 13 mins** Report sent. Disappointingly Zeal Steel not got 10m back from in Alva Street. Tim said he had a friend who would like to do it, but haven’t heard more. Rosemarie reported that she is feeling hopeful that at the (Zoom) meeting next Thursday we will get answer to a lot of questions that have been holding us in limbo. Andrea ? DCC sounded positive note and we know DCC Heritage Fund is right behind us.

 Rainer invited to meeting but not eager to get involved in funding meeting but happy to be part of face to face meeting that looks at drawings.

 Zeal Steel took a long time on First Church Fence too. Would be interested in pursuing idea of Tim’s friend. Other contractor is Frank Scurr (who is unlikely to be technological to do Zoom engineer’s meetings) and he will do fence directly associated to the Arch. There is more funding is available for that part.

 Maria put forward the suggestions that with all these delays we maybe need to move into houses without a fence, then get fences completed after we moved in as we do it.

**Maori name 1 min** Donald had emailed an update. Timing not appropriate for pursuing further at the moment but will follow up once things get a bit clearer

**Lines and curbing for Alva Street 1 min** Frances had emailed a report saying were going to meet with DCC but needed to get confirmation that drawing was sufficient. However face-to-face meeting was cancelled, then telephone meeting also cancelled. Will be picked up later.

**Shared electricity system: 19 min** Alex talked to Scott Willis who runs Blueskin Energy Network – retailer that operates in rural Otago. Knows the guy who sent us the email asking us to look at shared electricity system. Told Alex that company had gone bankrupt (so no use dealing with them) but a new supplier can now supply electricity into Dunedin. Scheme is called Blueskin Energy and interested people could talk to Scott.

Nothing has been decided yet. We have facilities to get own meters and get our own electricity, or with one switchboard we could individually bill each unit and get bulk electricity from supplier. Blueskin Energy allows solar panels on roof and if you are exporting electricity then get better rate and neighbours can buy it at a cheaper rate. Makes it more affordable and beneficial for everyone to put in solar panels.

We haven’t decided if own roofs or roofs are part of the community pool. All open at this stage. Sue pointed out that many companies may not survive the lockdown, so perhaps need to be careful about making decisions involving small companies. Alex to send out an email with details.

Builders have asked us to sign up for an electricity supplier for them. Needs to be done really soon because they wish to work on Common House and still going through old school switchboard. There is time pressure so it should be organised before they go back to work. UCOL needs to have supply of electricity.

Discussion about solar panels on roof while scaffolding is up, but we haven’t got funds to do that at the moment. Alex to send out email about separate power supply and to form a small Electricity Investigation Group to look at this.

**Body Corp update:** On hold at the moment. Maybe a zoom meeting in a couple of weeks.

**eHaus Open Day 5 min** This went ahead last Thursday and was hosted by two or three people from eHaus. Anne reported that it was really good to see inside D1, C4 with their walls in and get sense of the space. More room than Anne expected. Guide had lived in 3 passive houses and said there was no need for a dryer or cupboard around ventilation unit. Just put a clothes horse up in spare room and clothes dry overnight.

Sound insulation was awesome. Sander was impressed with the massive impact of opening and closing the windows. Maria reported that 30 to 40 people went through, including Meghann and neighbour across road in Alva Street who had made a submission for our resource consent. Minute of record to be written for the next meeting by Anne.

**Roof shout 1 min** This happened last Wednesday. Rainer ordered coffee cart and Frances brought food. Group of about 20 very appreciative builders. Lovely day and great thing to do. Frances reported feeling very positive about the building and the builders. Excellent timing! Frances to write a minute of record

**Hui to set environment strategy in Dunedin** was cancelled.

**Copy of resource consent: 11mins** This was circulated 13 March, but some questions about whether it was most recent. Some things need to be included in Body Corp rules – esp with use of Common House and Guest Rooms. There have been amendments which were sent out by Rainer. Catherine suggested that instead of tying restrictions into Body Corp rules, best to see how the Common House is best used and, if necessary, apply for amendment to Resource Consent.

**Open forum: 9.20pm**

Sue remarked at how surprisingly good it was to “phone in” for the meeting and thanked those who had supported her to gain the skills/knowledge to do so.

Lines and Curbing (see above – had been missed during meeting)

Marianne expressed concern that she had not heard from Roz and Mike in the last few days (2 mins) and wanted to check if others had been in contact Donald got email from Roz about use of te reo in written communications. It was noted that they had originally sent apology for last two meetings.

Rosemarie has resource consent (3 mins) It has bizarre conditions about who can live there, but been told to ignore it, yet worried that it leaves us open to any malicious neighbour who can decide who can live at our place and who can’t. Alex offered support through knowledge gained from his daughter who is familiar with resource consent compliance.

Gardening group (2 mins) reported that they met and started talking about ideas for outside space. A start has been made. Notes went out to everyone. Sara asked if it was possible to get Gardening group meeting on Zoom. Then Amelia can participate too.

Suggestion (3 mins) was made that we meet like this every week during the lockdown- even if just to say “hi, how are you?” There was support for an informally meeting on the in-between weeks and discussion about zoom restrictions. Sander or Sara can facilitate without restrictions, but if using the free verision the options are 15 or 30 or 45 mins (but 40 minutes maximum is permitted free) when you have three or more participants. Alex said he could suggest another platform for free video calls that allowed up to 8 participants.

**Next Meeting Thursday 9 April Zoom at 7.30pm :** Donald to chair, Jan to take notes. Gay will distribute cards to those who don’t have a set at home (and are in Dunedin)

Meeting closed 9.33pm