

MEETING MINUTES

UCOL Meeting Thursday 11 July 2019 (7:30pm)
Centre for Sustainability seminar room - 563 Castle st.

Chair: Sander Zwanenburg
Notes: Maria Callau

Apologies: Warren Hurley, Marianne Quinn, Juan Puricelli, Tim Ross, Rosemarie Smith & Maurice, Anne and Geoff King, Catherine Spencer.

Present: Karen Or, Anne Thompson, Sara Ferreira, Rainer Beneke, Sandy and Frances Ross, Pauline Taylor, Liz Mitchell, Donald Shand and Miriam Frances, Gay Buckingham, Roz Wilson and Mike Bouverie, Rachel Gibb, Sue Taylor, Min Yu-min LEE, Alex King, Susan Jack, Dennis Shen Han Chan, Sander Zwanenburg, Maria Callau.

MINUTE 1.

As a result of voting system the motion: **“We choose to engage Helen as our lawyer”** failed to pass, therefore, we will continue with McMillian & Co for our legal representation.

MINUTE 2.

We propose to set up a legal control group to liaise with our lawyers Mc Millan & Co.
All green.

1. Appreciations

Frances: Appreciates Sander for all email, explanation sent in preparation for this special meeting.

Anne: Appreciates all work done on site over the past weeks.

Gay: Read the book, appreciate this, and appreciate Marianne’s work condensing the information.

Sander: appreciate Alex’s work on background investigation on the current matter (for voting today).

Frances: appreciate work that Dennis has done with proxies to enable people to vote if not present at this meeting.

2. Procedure for the vote on legal representation

We are preparing a **secret ballot procedure** that **allows for mixed voting per shareholding**, aligned with Alex’s email of 9 July. If there are any objections, please do raise them very soon so we can prepare for an appropriate and efficient vote procedure.

Dennis and Alex have counted participants and say we have met the quorum to proceed.

Sander will distribute the ballots with number of votes.

Dennis confirms that we have 100% quorum (including the proxies).

We need 75% of votes in favour for the motion to pass.

Instructions are given: names and votes are included in each envelope.

Envelopes are being distributed to each person present.

Note: If somebody doesn’t mark a vote it goes as an “against vote”.

We are voting for:

“We choose to engage Helen as our lawyer”

We’ll then collect the votes and count the votes.

3. Vote on legal representation

Everybody proceeds and votes are collected.

We proceed to count the votes.

**RESULTS:
350 FOR
303 AGAINST
38 INVALID**

WE NEEDED 541 VOTES FOR THE MOTION TO PASS (75%).

THE MOTION DOES NOT PASS, THE MOTION HAS BEEN REJECTED.

MINUTE 1.

As a result of voting system the motion: "We choose to engage Helen as our lawyer" failed to pass, therefore, we will continue with McMillian & Co for our legal representation.

4. PCG report (Rainer)
Nothing to report.

5. Site information and visit (Rainer)
We can organize a site visit. Most people want to participate. 12:30 to 1pm is good time for a visit.
We need helmets/vests, we'll confirm how many we have.

Suggested dates and groups (meet 12:25 at the gate)

Wednesday 17th (Rainer to lead):	Donald, Anne, Sander, Karen, Sara
Friday 19th (Maria to lead):	Sue, Alex
Friday 26th (Tim to lead):	Frances, Sandy

6. Status of new unit buyers (Anne/Catherine)

Liz is buying into the King's unit.

Anne and Anthony from Auckland are buying into Rachel's unit.

An email from Stephen Edge has been received saying that changing ownership might be more expensive than originally thought. Legal costs might be higher.

Guarantee of existing purchasers (original) will still need to remain until the end (when the full loan is returned).

Anne says new incoming people can be part of cohousing before becoming a shareholders (being a shareholder doesn't need to be the only way).

Liz suggests we could have a legal agreement between parties (new buyers - people selling)

Rainer suggests that we have a group that deals with our lawyers (legal control group) and this group can look further into ways of dealing with this.

Further conversation with the lawyers can deal with the issue of incoming people.

Alex thinks that we could organize an agreement for the Kings to be released from the guarantees and include the new owners.

We need to further explore options with lawyers' input.

Minute 2.

We propose to set up a legal control group to liaise with our lawyers Mc Millan & Co.

All green.

Dennis, Anne, Susan, Sandy offered to be part of the group (legal control group). We'll ask Catherine if she wants to be part of this group. This group will be confirmed at next meeting.

Roles and responsibilities will be discussed at our next meeting.

We will inform new incoming buyers Anne and Anthony and Liz about the potential timing delays to proceed with the paperwork needed to become a shareholder. We will include them in the shareholders lists: Alex to organize this.

Suggestion to write a letter to Helen. Anne offers to do this, she will write a letter to Helen letting her know the outcome of the meeting regarding the legal representative voting. She will circulate the letter for comments.

7. Next Saturday workshops (Anne/Min)

Anne and Anthony (from Auckland) will be coming from Auckland at the end of August, we are likely to organize a social meeting/workshop for the weekend of the 24th/August and they can participate.

Schedule of next workshop meetings (at Anne's house)

27th of July
24th of August

These meetings will be for social/Bodycorps rules overview.
Who is going to organize this? Min will follow up with Jan as she has organized this in the past.

8. Other reports, if available:

- Site information
n/a

- Shared Internet (Alex/Rainer)
Price received for alternative additional data line.

Alex has received a price for an alternative data line, which is unfortunately very high.
Background: Previously, we have accepted Chorus proposal, within the budget (with a small contingency).

This new price is for an alternative option, for one connection that we can potentially share, one cable going to the garage, and to every unit. We could potentially save in our monthly fees.
The cost was around 18K + 5% margins, + extras + GST (22K total).

This is for cables to run to a cabinet in the garage, from here, copper cables would connect to each unit.

The other option is 14K + 5% margins, + extras + GST (16K total) + 800K for each unit connection (provision that the cables can be blown through the cables).

This result is around \$1,600 per unit.

The system will go to everyone. If we decide to go this way, we will share the cost between all of us.

It would be good to have an indication about the cost of the ongoing service.

The builders need a decision asap for them to open trenches (next week).

Some people suggest that wireless options (instead of cables) would be a better solution in the future. Alex says that wireless is less reliable.

The group thinks that it is not worth looking at the proposed alternative as it is too expensive.
Overall, the group is not happy to accept this option.

Alex wants to explore another options before next Friday (site meeting when we need to confirm to builders).

- Repayment of loans
Loan to Nancy Earth has been repaid two weeks ago.

- Maori name (Susan)
No update

- Mid-level flooring (Tim)
No update

- Postal address (Tim)
No update

- Community software (Gay/Jan/Sander)

Sander explains about Gather - software that Jan referred to after her trip in (north) America.

This software is helpful to organize dinners, billing, meetings, etc.

It is an open source software developed for cohousing.

We have had access to a trial version to explore the software, a few members have been included in the trial.

It is currently offered for free but there is a long term idea that will involve a low cost contributions for the future (Indications 2U\$ per user per month).

Gay suggest that we should have ideas to have a group to communicate in a more informal way.

Immediate need; this software can be useful in the future but we need something today.

We could keep email for more formal things.

Some ideas are: use facebook messenger/WhatsApp to create groups for communication.

We'll think about these options and try a WhatsApp group to communicate.

- PR/Media (Sander)
We'll do this next time.

9. Rotating book "Happily Ever Aftering" (Anne)
Books are circulating.

10. Ehaus request publicity (Gay)

"Ehaus want to quote a member in an upcoming newsletter and we thought it would be good to if it came from someone with children."

Ehaus contacted Gay, and would like somebody from the group to give them a small quote as part of the project update. Frances will ask Jess and family if they want to be part of this.

11. Open Forum (we probably won't have time for this)
Not today.

Meeting finished 9:30...

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