

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 July 2020

Chair: Sander

Notes: Jan

Apologies: Anne Thomson, Pauline Taylor, Maria and Juan, Gay, Denis Chan & Adeline, Susan Jack, Rosemarie and Maurice, Sara Ferreira

Present: Sue Taylor, Sander and Karen, Warren, Min, Alex, Rainer and Marianne, Catherine, Tim, Liz, Frances and Sandy, and on Zoom: Donald and Miriam, Anthony and Anna, Jess

Appreciations: 3 mins

- For the speakers so the words of our Zoom attendees can be heard
- For the rain stopping (well for two days)
- For the organisation of an open day on the weekend of Anthony and Anna's visit : **Friday 24 July 12.30pm (and perhaps Saturday also – t.b.a. at next meeting)**
- For Maria's work of arranging our painting variations

BCG Nothing to report

PCG: 2 mins

Zoom meeting was held. None of the builders are interested in taking the brown shed. The digger took more dirt away so that it is getting urgent. Tim thinks we may be able to use parts of it, but it's not easy to move because the ground will be lowered approximately a metre. The urgent thing is to get the contents moved out.

Working Bee: 11 mins

**Saturday 11 July 9am earliest start time,
10am "second wave".**

Need as many as possible!

Bill, the foreman, is comfortable with the working bee and will be there for the start of it. Areas in the Common House have been primed so as long as we keep clear of the walls (to allow access for skirting, electrical plugs, light fitting installation) we can move the contents of the brown shed into the primed areas. Large furniture items into the Meeting room (opposite old toilets) and smaller items into the storage room (next to the kitchen).

We need lots of people because, in addition to the brown shed there's a lot of outdoor work too. Tim and Rainer have already helped shift a lot of the timber to the garden area. Ideally a car and trailer could help with the moving of

bricks. If there are sufficient people, half can do the brown shed, while the others are doing the bricks.

WEAR FOOTWEAR SUITABLE FOR MUDDY/OUTDOOR CONDITIONS. Also useful would be sack barrow and/or trolley for carrying heavy items/multiple small ones. Suggestion to bring thermos and own cup too.

We'll make a start and get as much done as possible but it may be necessary to continue next weekend too.

Changes to Body Corp Rules: 38 mins

Discussion was sparked by Roz and Mike's email [pasted below for clarity]

*Definition of a body corporate: A **Body Corporate** is a legal entity made up of all the unit owners within a unit titled property.*

Definition of a committee: a person or group of persons elected or appointed to perform some service or function, as to investigate, report on, or act upon a particular matter.

Seems we will have two governing bodies, neither of which are actually committees.

The body corp looks after the rules, makes changes to them, polices them if necessary and does the management type tasks. Unless something comes up, maybe a request for a variation, the body corp meets only once a year. It is not a committee because membership is limited to people actually named as owners.

An organising committee, which for us would not be a committee either as membership is looser and no one is actually elected, can include owners, owner's children, tenants etc and looks after the day to day running of the whole property. Eg when to have working bees, what to do for Christmas and do we really need an ice cream machine.

so can we please discuss membership of the body corp on the 26th as the bit at the bottom of min's flowchart seems to be contrary to the laws about body corps

The discussion ranged over the need (or otherwise) to keep the Body Corp rules separate from the Community rules. Should owners be the only ones able to show cards to make decisions made about cost/contributions towards upkeep and future maintenance?

Warren spoke strongly in support of Roz's view that Body Corp matters need to be kept separate from Co-housing community organisational matters. His views were supported by Donald, Rainer and Liz.

Marianne queried the origins of the flowchart for making changes to the Body Corp rules, which drew further discussion about whether decision making by consensus is appropriate or whether there should be a voting alternative, and who should be able to show cards or vote.

Including everyone in the discussion potentially has benefits but even if everyone is encouraged to speak, there is an expectation that when there are cost implications people who are not affected would choose to not show cards.

There was discussion about whether the Body Corp rules would be better as a document separate from the community agreement. EarthSong do not separate out the community aspects. It was pointed out that Cohousing is still relatively new to NZ so the legal requirements for Body Corp does not necessarily fit well with a cohousing structure. We currently have Directors who meet but we work with this group that instructs the Directors. There is currently crossover between items that are dealt with by the group and things that are best left to the directors to discuss and we seem to manage this. Separating out community/body corp is difficult (although all legal requirements are indicated in the body corp rules).

RED CARD was shown when it was clear that more time needs to be devoted to these issues and the discussion was drifting off topic.

Body Corp Rules Workshop: 5 mins

2-5pm Sunday 26 July at NumberWorks'nWords, 90 Crawford Street

We will start at the start and go through each one in the same way as Susan Jack took us through the legal documents.

6pm Sunday 26 July Pot Luck Dinner at Anne's place, 25 Pacific St

To Do List: 16 mins

Ranking of "3" for the most urgent things, "4" for things that need to be done before we move in, "5" for things that have least urgency because they can be done after building is finished. Three more items added (electricity supply, insurance for houses and common house, Body Corp fee) and updates on progress, people responsible and priorities done (see https://docs.google.com/spreadsheets/d/1H0NKzfH9NQXamP-Hx6HyrS0hvkhZ_TFpfl6TVAPcbOM/edit?usp=sharing for details)

Donald getting in touch with people and asking for others to put their name beside. BCG asked to take a look to see if anything else has been already done and to check that the rankings (ie relative urgency) is correct.

Splashbacks became a focus – Rainer will be installing glass one in their unit. Sander and Karen have had a plastic one installed in their current flat. Sue T won't be wanting any splashback.

RED CARD was shown and Splashbacks were moved from "3" to "5".

Flooring and Benchtops: 1 min Builders have been instructed.

Interior Painting: 1 min Maria has organised all this. Anyone who is not on the list that she sent out can still use Wrens but will need to contact them individually.

Curtain Rails: 3 mins Rainer and Marianne have been talking to McKenzie and Willis who have sourced a curtain rail (made by Mac Track) that will fit. McKenzie and Willis are able to do a quote for the whole job (curtains and rails) if approached. Catherine will investigate Mac Track directly. Alex asked about Active Furnishing (at Mornington) and thinks he will approach them.

OPEN FORUM: 13 mins in total

Anne has sent email to **Waiting List** with update; asking if they are still interested.

Heritage Fence decision has been deferred until August. Catherine had contact with Andrea Farminer to confirm this. They will want to know what our contribution is, so the work done so far will count in our favour.

“Missing” **seminar room key** was located in the box of coloured cards, where it will stay for now.

DCC Unit has been followed up by Catherine. Sandy Graham will get back to Catherine after she’s had a chance to think about the options for onsale to social housing. It may be necessary to go back to council to ask them to revisit purchase.

DCC will be bound by decision to give 5% of any profit made on the sale to Toiora High St Cohousing because it is in the covenant on the title.

Zoomers are satisfied with the dual Zoom/Staff room meeting situation.

Meeting closed at 9.14pm

NEXT MEETING IS Thurs 23 July at the Centre for Sustainability staffroom

and via Zoom Meeting ID: 9016 25 9016 Password 25 25 25

<https://otago.zoom.us/j/9016259016?pwd=ZGZQRnM2L2tsai90eENKRExQUeTjQTO9>

Sue to Chair, Sander for notes.