**UCOL Meeting notes** **Thurs 13th Aug 2020** via Zoom

**Chair and Notetaker**: Rainer & Marianne

**Apologies**:  Dennis Chan & Adelyn, Susan Jack, Rosemarie Smith and Maurice Barker, Ros and Michael Wilson, Pauline Taylor, Jess and James Ross, Jan Burch, Sander Zwanenburg and Karen Orr.

**Present**: Rainer Beneke, Marianne Quinn, Maria Callau, Tim Ross, Sandy and Frances Ross, Min Lee, Anthony Doesburg, Anna Maxwell, Anne Thompson, Sue Taylor, Gay Buckingham, Warren Hurley, Alex King, Liz Mitchell, Catherine Spenser, Sara Ferreira and Donald Shand.

**Minute:** that UCOL shareholders authorize Sara Ferreira to open an account with Fisher and Paykel on our behalf to expedite the kitchen appliances order in the hope that delivery will happen at the end of October/ early Nov. 15 Green, 1 Blue.

**Appreciations**

* **To Jan for her suggestions around conflict resolution/ division preparation**
* **Frances for the ‘Critical Path’ meeting between the Lawyers, S & W, Surveyors and UCOL.**
* **To Anne and family for hosting a pot luck over a time when Anthony and Anna were visiting Dunedin: their first such event!**

**Appliances order** (Sara, Maria)- Fisher and Paykel advised that the delivery of appliances already ordered will be delayed because of the impact of Covid- 19.

Hopefully, these appliances will arrive by late Oct / early Nov. As the kitchens are largely mostly constructed and some completed, with spaces for the appliances cut already, the PCG believed it was a better option to stay with this plan, rather than consider attempting to source a different brand of appliances. Fisher and Paykel have confirmed that they will honor the originally quoted prices.

To expedite our order, it appears it is best that we become an ‘account order’, rather than as currently recorded ( ‘a cash order’), so as to become a ‘priority customer’.

**Minute:** that UCOL shareholders authorize Sara Ferreira to open an account with Fisher and Paykel on our behalf to expedite the kitchen appliances order in the hope that delivery will happen at the end of October/ early Nov. 15 Green, 1 Blue.

Alongside this, Sara will collect the money owing, on the understanding that Fisher and Paykel have held the originally quoted prices. Expect to be asked to pay for these in the next two weeks.

**Meeting report w Lawyers, Surveyors re Critical Pathway** (Alex, Frances, Maria, Rainer, Anne, Tim, Sandy, Simon, (UCOL lawyer), Stefan, Mark and Lena from TL Services, Calvin from S & W.

*see minutes attached to draft agenda*

From this ‘Critical pathway’ meeting, it is clear that the work around issuing titles is well advanced. The meeting also clarified that there is a four week time period after the final DCC inspection before the final ‘code of compliance’ certificates can be issued. We need both these certificates and the titles of our units before we can move in.

The group was pleased to note that the surveyors were well ahead with their drawings etc.

Frances and Sandy are working alongside Maria to ensure that all the loose ends are tied up. (Many orange cards in response to this).

**Body Corp/Cohousing community decisions** (Min/Warren)

Min noted her delight that we got 2/3rds of the way through the Body Corp rules in our last workshop. Our next workshop was tentatively planned for early Sept, when Antony and Anna hope to be here (from AK) but given the uncertainty around travel from AK right now, Min suggests we defer committing to a definite date for this next meeting (27th August).

Rainer noted that the Body Corp rules need to be attached when the Unit title subdivision is lodged with LINZ.

Catherine then suggested that we will need a minute closer to the time that agrees to separating the initial Body Corp document into two parts – the Body Corp and the Toiora High Street Cohousing agreement. Warren and others will look at our existing Body Corp rules, which are attached to the Sale and Purchase agreement we all signed, to determine the most appropriate date to adopt this new set of rules.

**Organisation for Body Corp Workshop 23rd? August** (Min) - as noted above, decision deferred on date of this workshop till situation with Auckland travel is clarified.

**Follow-up on proposed meeting with Baden Passivehaus** (Alex; Anne) Baden has agreed to meet with the Directors and Project Manager on Tues 25th Aug 10am.

**Request from McKenzie and Willis** re curtain orders etc ( Marianne) – see attached letter – Brigid Wills is the European Window specialist at McK and W. She asks that those interested in discussing window covering options via McK and W contact her directly to make a time to meet in the store.

Brigid works alternate weekends. Her email is [brigidw@mcw.nz](mailto:brigidw@mcw.nz) . Her phone number is **03 4714175**.

**FYI** *McKenzie and Willis Spring sale starts 3rd Sept*. ( Currently, there is an approx. 8 week lag between orders and delivery).

**Report back from DCC re A2** - Catherine followed this up with Sandy Graham, Acting CEO DCC to see if the DCC had had any success selling their Alva Street Unit to a Social Housing provider. She then spoke with Aaron Hawkins, Mayor, and established that the DCC provides ‘public housing’, not social housing. Amongst other issues, it is clear that the unit is too expensive for either group to consider. The DCC is therefore intending to sell this Unit as soon as possible.

Catherine suggests that a small group familiar with the development and the history with the DCC look at the options and bring this back to the group. This may involve a new valuation and the possibility of arranging a sale to someone on our waiting list. Earlier emails confirm that in the event that we are able to do this, the DCC’s contract would be cancelled and their deposit refunded.

Potential Members of this group are Catherine S, Anne T and at least one person from the Budget Control Group. It was agreed that membership of this group can be confirmed at the BCG next weds (19th Aug) and the Directors meeting the following day (Thursday 20th Aug).

**Update to do list** - Donald suggests several items need to be planned for. Eg schedule for moving households in – not feasible for all 24 households to move in on the same day.

Other things to be planned for are tasks we can do after Stevenson and Williams vacate the site – the ‘critical path’ lists some of these tasks – eg establishing gardens, painting inside of individual units, etc

**Division preparation** ( Jan) – see attached document – deferred till next meeting 27th August when Jan present to discuss this.

Link to view UCOL ToDo list  <https://docs.google.com/spreadsheets/d/1H0NKzfH9NQXamP-Hx6HyrS0hvkhZ_TFpfl6TVAPcbOM/edit?usp=sharing>

**Open Forum**

Optional site visit for those who missed out during recent tour:

1. link in with visit planned by Stephen Edge (Kiwibank) **– Weds 19th 10.30am –** Alex, Warren, Sandy, Frances
2. Or after the Site Meeting **10am Friday 28th –** Sue T

Meeting closed at 8.35pm.