

Presidents Report

The 2016/2017 year has been a very eventful year for BAPA.

I would particularly like to thank Marie Robb from the Hinterlander as her magazine has done a fantastic job with promoting the centre and particularly the markets

The community gardening group has installed a new fence with gates from grants raised to prevent our local 2 and 4 legged natives attacking or stealing their produce. They continue to be a positive attraction and inspiration for visitors; saving the council considerable money in mowing and maintaining the bottom area.

Doreen and the Op Shop again keeps giving us valuable revenue.

Zestfest with Wendi, Glynn and Di was the best ever, again

Ger again has excelled with his role as Secretary and Webmaster, helping to keep Beechmont informed.

Fran has done a great job as Treasurer; as usual with little fuss and much aplomb.

Luckily, we have Di Kuhl compose the minutes from our meetings.

Maurie has been very useful as ever, especially acting as a sounding board for me personally and at meetings, even though he is not on the Management Committee.

The markets have fluctuated a great deal with the last couple of markets. We struggle to get stallholders to stay around and thus visitors. We are still looking for a market co-ordinator. Janis Rossiter did a great job during her time despite having a role on BRASA's committee.

There are many other people like Geoff Bruce who are actively involved during the year helping out.

Glynn and Di have done a fantastic job with the Headmasters Cottage. Glynn has spent 100s of hours upgrading the kitchen and it looks fantastic. They were able to purchase a lot of the commercial equipment at basement bargain prices. What was less noticeable was the virtually complete re-plumbing of the pipes under the building as they were basically a mess. Also the pressure pump along with the water filter has given us a good source of safe water. The grease trap (which is still not functioning looks like it hasn't worked for years) is still an issue.

The café has also brought in a lot of locals who we haven't sighted for a long period and is a very positive force on the mountain and giving BAPA more revenue. It has even brought in new volunteers.

With the deck and cottage, BAPA will have spent more than \$80,000 in money and volunteer time on improvements to the Centre.

The QLD Government's Gambling Community Benefit Fund Grants totalling \$42500 was invaluable in achieving this. With the help of our healthy bank balance, BAPA was able to add to this.

Virginia continues to be positive force and even though we have major differences, I quite like her as a person.

I went down to the centre just before the really heavy deluge from Debbie hit. Water was gushing out of nearly every orifice. Nearly every gutter was leaking badly. The guttering on the SW side of

the old library allowed water to run down into and along the building towards the toilets. Water was running all over the site and onto Beechmont Rd. (not along it!)

Rainwater tank outlets were overflowing with the water going everywhere, including under, into and along all the buildings. Luckily I put 60 litre bins in the demountable as one of them was nearly full!

During the year, I commenced a Maintenance Issues Register to formalise and highlight problems with the Centre to the SRRC. We've been waiting for some years now for a maintenance schedule/budget from SRRC to bring the Centre up to a reasonable standard.

It is my belief that we have got less than 10% of our infrastructure spent on improvements and maintenance over the past 15 years, whilst the average for infrastructure replacement with SRRC was reported to be 90% over 10 years.

During the year, there has been a quite a few very disappointing episodes with the SRRC

- Glyn and I went to a Town Planning Meeting in a very positive mood and then at the beginning of the meeting we were aggressively accused by the Buildings Inspections manager that BAPA went ahead with the deck without permission and no apology when proven to be false
- At the same time, the Property Manager was supposed to attend. I saw him heading out to lunch 5 minutes prior to the meeting. Again no apology. At the meeting, there was a lot of "We need to know the Property Division's opinion on that"
- We all went into a meeting last August with the Mayor; again with high hopes and was subject to comments like "unskilled volunteers" and risk due to structural issues (ie deck). The deck has since been passed by structural engineers with not one issue. Again no apology.
- I've been verbally abused over a couple of Hinterlander articles, via a phone call from a senior SRRC official stating that SRRC staff think I am a bully when I do not get my own way. Definitely no apology.
- In the meeting August last year, SRRC stated that it would go away look at what it needed to do and come back to us with a report. With much correspondence, resorting to our Councillor and months later, we were told that SRRC will not consider any work until we lodge the MCU; the first time we were told that.
- We had booked in a qualified plumber to come in the day after we were told to stop work in order to correct any issues, and then we were heavily criticised for the plumbing. Our plumber stated that most of the problems had existed before BAPA did any work.
- I was present at the cottage when a council worker and a council plumber (who were looking at the wash basin) stated that there were serious issues (wouldn't say what) with that basin. Found out later, that all we had to do was install a hot water temper valve, which we had already booked the licenced plumber to do. We have done since; probably without permission but it reduces our risk
- In January this year, I requested a meeting with the new property manager by email and did not get a direct response and it took intervention from our Councillor to arrange a meeting. We went into this meeting in a positive mood, determined not to revisit the above issues

Since then, there has been several more issues

- The deck and kitchen projects have been stopped by SRRRC without any reasons. We are not allowed to install the doors.
- We've been heavily criticised for our plumbing works which has been a vast improvement of what was there before
- I reported the serious problem with the demountable and the many issues with the stormwater/plumbing with the storm and have not received a response.
- Most times, someone from the SRRRC would visit to do something and we would not find out until after they have left. Simple courtesy would be to flick us a quick email
- The Property Division stopped us installing the doors, giving no reason and refusing to respond as to why
- When I requested the reason, one of the Property Managers sent a very unprofessional email to Ger accusing me of inconsistency, changing my direction from week to week and lacking the authority of BAPA in my dealings with the SRRRC.
- Communication with the Council has now frozen. It is now up to SRRRC to come up with a satisfactory resolution.

We've been accused of council bashing. Maybe the council should seriously look at itself. BAPA and myself deserve much more respect than this. It is very tiring and soul destroying.

Do you wonder why we get very upset?

SRRRC has not given us any credit for the huge improvement to the cottage.

Under the current zoning system Centre is zoned Rural Community Facilities which only allows 2 events(including markets) per year, no functions and definitely no café or op-shop.

As most of you know, we have put together a Strategic Plan and a Masterplan and in the next couple of weeks, we will be lodging the Material Change of Use (costing BAPA nearly \$3000 for SRRC's asset) which will allow us to operate the café, markets and functions. It has been a massive job. I am waiting on Gavin Zahner, our volunteer architect who has been really busy and currently overseas to have a meeting with the SRRRC.

Town Planning and Health Departments from the SRRRC have been very helpful in this process, whilst being pleasant and professional at the same time. They have always been this way in our dealings with them.

If the MCU is not successful, we may have to consider closing down all of our revenue making operations as BAPA will be breaching the planning scheme and leaving the officeholders liable. We could then fold as we would not be even able to afford insurance.

I also noticed that in the last AGM, I stated that we can start focusing on walking trails. At the presentation to the Community last year, I gave a comprehensive run-down on this.

Also, a comprehensive document concerning the need for a co-ordinated approach to Denham Reserve, Killarney Glen, North Graceleigh Park and trails were sent to the 3 levels of Government on 9th March this year. As yet, no considered replies have been received.

We are still looking for volunteer co-ordinator, maintenance manager and grants officers.

For the next year BAPA is looking at the following:

- For the SRRC to come to us with a solution for the current impasse
- For the SRRC to seriously try hard to be positive, flexible and supportive
- Lodge the MCU and get approval for our operations which allow us to operate as a Community Centre
- With the extra moneys from the café and future grants, we are hoping to improve the shelter shed area and expand the car-park.
- We really need a grants officer so that we can bring the centre's buildings up to a reasonable standard and not having to rely on the SRRC for funding. With Debbie the story of lack of funding will remain the same as to 2013 floods.
- Continue on ensuring Killarney Glen and Denham Reserves are open and to lobby on a system of trails; again with funding and backing from outside local government.

Finally

I would love the next term to be my final year as President, hopefully seeing out the MCU and full café operation. Starting out nearly 10 years as a newly arrived resident and an ordinary member, spending some years as a Treasurer and the last 4 years as President I am ready to hand over the reign. If a positive, hands-on, personable, progressive and non-factional person comes on the scene and rolls up his and her sleeves, I would be delighted to hand over this role.

I will definitely not support anyone who is aligned to any one faction. We do not want to go back to the dark days of 10-15 years ago.

In my time, we have advanced in leaps and bounds; from a handful of die-hards to the current status with much happening around the site. Major improvements started when Maurie became the President, raising \$10,000 to build the deck and disabled toilets

Some achievements of BAPA during my time have been

- Taking over the Beechmont web site and compiling a very comprehensive list for emails
- Publishing minutes on the web site
- Creating a maintenance and issues/correspondence register for the SRRC
- Starting up the Community Garden
- Raised over \$40,000 worth of grants for our projects
- Members have devoted 1000s of hours in improving the head masters cottage and gardens
- Café up and running and is a great social hub
- Hosting Zestfest for 2 years