

**BEECHMONT AREA PROGRESS ASSOCIATION INC.
DRAFT MINUTES OF GENERAL MEETING**

Held: 14th August 2017 – 7.00 pm

At: BEECHMONT COMMUNITY CENTRE

Activity Room (demountable), 1835 Beechmont Road, Beechmont, Qld 4211

ATTENDEES: Penny Bydlinski, Diane Edwards, Glyn Edwards, Fran Gilbert (Treasurer), Paul Graham (President), Monica Graham, Maurice Hansell, Amanda Harrison, Janet Moore, Doreen Sproul (Vice-President), Ger Vloothius (Secretary)

APOLOGIES: Fay Hansell, Diane Kuhl, Ian Gilbert, Annette Clark, Wendi Trulson, and Jonathan Fisher

MEETING OPENED AT 7.00 pm

Paul opened the meeting and welcomed a rather small attendance but noted that there was a quorum. He observed that it was a strange day and he had discussed with Ger whether to change the date as it was a holiday for the Rural Show Day as opposed to the EKKA day.

APPROVAL OF THE MINUTES OF THE GENERAL MEETING OF 12 JUNE 2017

Paul asked if everybody had read the Minutes saying he had a copy with him if needed and they were available on line. Janet Moore asked about the late appearance of the Minutes on this occasion. Ger apologized saying that he had received them from Diane on the day following the meeting but he had been busy with other things and had not been at his best for the last few months and that was why the Minutes did not go out until the last moment. He emphasized that Diane had done her part and Penny pointed out that she could not promise to get them out as quickly as Di had.

Paul then pointed out that the meeting was being recorded. Doreen pointed out that the rules were to be checked on that point and Paul confirmed that he had done so with the Department of Fair Trade. At a private meeting, it was a matter of choice. The General Meeting was, however, a public meeting open to all including non-members who, whilst they could not vote, were able to be present. No objections were voiced and Ger said he had no objections.

Motion 1

That the Minutes of the Meeting held on 14th June, 2017 are true and accurate.

Moved by: Paul Graham

Seconded by: Doreen Sproul

All in agreement.

MATTERS ARISING FROM MINUTES OF 14th JUNE, 2017

Paul reported on the Maintenance Register – see under separate item.

The toilet seat in the ladies lavatory had not yet been replaced but it would be done shortly.

CORRESPONDENCE

Ger had received a letter from Jonathan Fisher, which he read out. Jonathan wanted to clarify the National Trust's position with regard to a comment in the last set of BAPA's minutes. He said that the National Trust is keen to support the concept of walking trails, supported by hubs of

accommodation cafe etc. either existing or purposely built, sensitively located. He went on to report on a meeting set up by Cllr. West with the Scenic Rim Director for Regional Services, Tony Magna where the idea of the National Trust working in partnership with the Army to reopen, operate and promote not only Killarney Glen but connected with adjoining land to create a concept of walking/activities trail between Canungra and Beechmont. Complementing the trails around Binna Burra had also been discussed. He pointed out that, whilst it had merit, this would be a long-term strategic matter, as it required support from the Army as well as private landowners. He had also met with Lisa Groom who was interested in supporting the idea.

He felt that there might be a perceived conflict of interest in that as CEO of the National Trust he was always looking for ways to increase the Trust's relevance and use its 'not for profit' membership based structure as a means to broker agreements with councils etc. As a resident it was important to him to be open, transparent and, above all, trusted. He, therefore, declared an interest in setting up a local branch of the National Trust to be managed by locals but using the Trust's structure to give confidence to long term leases and strategic investment. He went on to say that it was common knowledge that the unsettled nature of BAPA had impacted on the Scenic Rim Council and an alternative structure where BAPA worked with the Trust might be considered. He did, however realise that some of BAPA's problems were behind them and people were now coming together.

He concluded by saying that he had not yet taken a proposed Beechmont branch to his board but said it was a model that was working well in Atherton, Charter Towers etc. He regretted that he could not be present to listen to others and wondered if it were possible to meet at weekends as well.

Ger said it raised some central issues for BAPA as they were not in a position to negotiate with the Defence Department and the private landowners but the Trust would be able to do that. If there were people willing to support it, he thought something like the National Trust was important. Paul agreed that the National trust had weight. He said that Jonathan would like to see Killarney Glen re-opened and the Army would be happy to talk to him because essentially they do not want the responsibility of it. They would take over the whole of Killarney Glen and try to get a walkway through. He wanted to do something with the other as well but would have to work something out with the owners, which is what he was doing. He was flying to Cairns and planned to meet with one of the landowners Becker. Paul had not heard since whether this had happened or not.

Ger could not see any conflict of interest. He thought that Jonathan would be a good partner and would bring some weight and if he could set up a Beechmont branch of the National Trust, they could handle things that nobody else could. It would be an enormous amount of work but as the National Trust it could be done whereas BAPA could not begin to do it. He thought Jonathan should be supported. Paul pointed out that the conflict of interest refers to the BAPA membership. Jonathan had ideas about what he would like to see done at Beechmont, the walking trails meeting there with the possibility of camping or whatever they had in mind and possibly using some of the buildings on site. Nothing had yet been brought to BAPA but he would be submitting something to the Board, which would be discussed when it happened. Paul thought that was where Jonathan was concerned about a conflict of interest.

Maurie wanted to talk about those things, with Landcare, Denham Falls etc. It was correct that the Army didn't want anything to do with Killarney Glen. It was fairly certain that it would soon be open; there was a little bit of preparatory work with regard to safety to be done. The biggest problem had been the land. He had written to both the State Government and the local Council and had a reply, which said that the only reason they were not interested in it was because they already had national parks in the area and they don't need another one close to these. He thought it ridiculous. After speaking to someone, he thought the plan was that Becker wanted to put in cabins and he would regulate the access to the waterfalls so anybody wanting to go and

see the falls would have to pay him. He would then have to put in car parks etc. and it would save the Council having to do it. He thought that was the reason that the Council didn't want to do anything. Paul commented that Becker had been talking about that ten years ago but nothing had happened. Maurie said it was on the table again and he thought that Council and the State Government should be written to. He thought that block of land should become public space. Becker owned the land where some of the falls were and the way down to the first fall, which he didn't own, was across his land. A lot of work had been done in the past to make the area accessible and to make a new route down would involve a lot of work. Council had put a fence up as it was not safe but Paul said the owner should simply be indemnified and then there would not be a problem. Paul wondered if the National Trust would be interested or willing to purchase the land. The State Government would not be interested as they would have to maintain it and they had enough parks in the area already. A Beechmont Trust might be able to do more about linking the areas.

Ger thought Jonathan should be encouraged and that BAPA should contact him with a view to forming a Beechmont Trust and working with BAPA.

Motion 2.

That a formal letter from BAPA should be sent to Jonathan asking him to go ahead and look into possibilities of forming a Beechmont Trust.

Moved by: Ger Vloothuis

Seconded by: Diane Edwards

All in agreement.

Ger had also had a letter from Telstra regarding the availability of internet. He commented that for the proposed NBN fixed wireless to work, houses needed to be in line of sight a NBN tower and this was virtually impossible at Beechmont as there were too many trees and hills in the way. Telstra had said there were enough ADSL ports still available from the roundabout exchange. There are also plenty of ADSL ports at the Lower Beechmont exchange but Ger knew of certain areas where there was nothing and he would be contacting Telstra further to see if they would do something about it. Glyn asked what the situation would be when they put the fixed wireless in, would they retain the ADSL service or would they turn that off regardless. If the proposed NBN service was fixed wireless or satellite, then the old phone lines with ADSL will not be switched off. Only in places where NBN declares the area serviceable with fixed lines (FTTP, FTTN, FTTC) and then only 18 months after the area was declared serviceable. The general view was that no more than half of Beechmont would only be able to get NBN fixed wireless because of the geography of the area.

PRESIDENT'S REPORT:

Paul said that if there were no objections, he would like to incorporate Point 6 on the Agenda, which was the Material Change of Use (MCU) application. He reported that there had been a committee meeting three weeks previously. The following matters were addressed

- As the prices were very low at present, they had decided to look into updating the signage; the directional signs and the market signs. They had two builders currently looking at the ramps with a view to getting a guide on pricing so that they had an idea of the costs involved; they had not asked for an actual quote at this stage. The ramp would go first up to the demountable and then across to the old library building.
- They were also going to review the Sub-Committee agreements and he had contacted all three Sub-Committees with a view to putting these together. They would then be reviewed. If any of the Sub-Committees had a problem with this, he asked that they give him a call. Janet asked if, in the light of what he had just said, the garden group could meet with Paul. He agreed and asked if she wished to set a date. Janet said that a Saturday would be most suitable for them and Paul agreed.

- They had also talked about looking at the Constitution and Ger had provided a model Constitution, Maurie asked if that was the generic one and this was confirmed. Doreen didn't think the generic version could be ignored. It required 75% of the members to agree. That would be on hold for the time being.

Paul had raised the question of whether any money had been set aside for the MCU as he had been asked for information. One of the things they had been told to do was to refer the application to Main Roads at a cost of \$750.50. Since then a response had been received from that Department giving the go-ahead as they had no problems with it. He had referred that back to Council also because they wanted an engineer on the car park giving a contact with an unpronounceable name. Paul had contacted him to find that he didn't even know that the site was a Council-owned property. He didn't know that BAPA had been there for 18 years or that all the things in the application had already been done for some time. He asked for this to be sent to him in writing, which Paul had done. He had not yet heard back from them but didn't anticipate a problem. He had a plan of the site and welcomed anyone, who would like to sketch in a plan for the car park to do so. Maurie remarked that when the roundabout had been done, Main Roads had told them they could only use the upper entrance, which was the one they did use. Paul said that there was actually no record of this. In response to a question from Maurie, it was confirmed that \$2500.00 had already been paid to Council and this had been minuted at the time. There appeared to be no more financial requirements to be met regarding the MCU itself.

TREASIRER'S REPORT:

Fran explained the figures in the attached report. There were 13 market stalls in June and 16 in July.

Motion 3

That the Treasurer's report presented the meeting be accepted as true and accurate

Moved by: Fran Gilbert

Seconded by: Diane Edwards

All in agreement.

HEADMASTER'S CAFÉ REPORT:

Glyn began with the positive announced that the food license had been issued. In effect it meant literally that they were allowed to do what they were already doing; there was only a small kitchen. He and Diane were going on holiday and Monica would be looking after things whilst they were away. Once they got back, they would start on new things. Ger asked if there were any conditions and Glyn confirmed that there were; it was not a full restaurant license. They planned to probably open on Friday as well as Saturday and Sunday.

They had also made the cottage available to a group of local people involved in horse rescue; they were fund-raising for a rescued horse and Glyn had let them use the premises free of charge. It had gone really well and been well supported by local people. Glyn commented that he was amazed at how many people who lived within 300 metres had not yet been to the café. Doreen said that she found that also.

His other good news was that thanks to Paul and Maurie, the first set of French doors had been installed and were in the process of being painted. They hadn't yet got permission for the second set of doors up the ramp but he would like to see stage II, of the deck with the doors going at the top of the ramp, for which they had got permission. Doreen asked if they had the doors and was told that they had taken the doors from the information centre area and stripped them back and they only had to make the frames.

The bad news was that the temporary repair to the grease trap had not held. They had cleared it enough for it to work for a time but it had started to back up again. They are looking at options but need to dig down and get a plumber to have a look. In making investigations they had also found that the outlet goes downhill and by-passes the grease trap so that also needed to be put right. It was unlikely that Council would want to be involved as they would be spending money on the site soon, so they would get a plumber to see what was blocking it and correct it and also re-direct the outlet re-directed. Doreen asked if there was anything left of the extra \$4,000 and Fran said that there was \$2040 left. Glyn thought the work for the grease trap would be about \$500.

With food license, Glyn said that they would need to do a pest control around the building as a requirement.

Paul thanked Glyn for his report.

BEECHMONT GARDEN GROUP

Janet reported that on Saturday mornings the group was proposing to put a large trolley with produce, plants and seedlings for sale just outside the gardens. She thought that it could go beside the double gate that was not allowed to be used.

As much as the group enjoyed and encouraged anybody and everybody to wishes to walk in and around the gardens on market day, they felt that some are being disrespectful by helping themselves to a snippet here and there. They are asked nicely not to, as the beds and tended and paid for by members. Therefore, on market days the gardens will only be open on request and with the company of a garden member.

Paul thanked Janet for her report.

OP SHOP

Doreen reported that she had recently taken delivery of s lot of quality new items and will have a food selection for he market the following Sunday. She had her fingers crossed for a good day.

The newly formed Beechmont Mountain WCWA group met at the community entre the previous week and has provided a box in the Op Shop for the collection of bras to be sent to women in the South Pacific nations and others. She had information about that in the Op Shop. There is a box there in which a bra can just be dropped. There is a pamphlet on the cupboard in the demountable that explains the project. There was a problem with the indigenous inhabitants of the islands as they did not have the facility to buy bras and they suffer with problems because they don't wear them. Doreen had encouraged them to use the demountable for their meetings but unfortunately they couldn't continue to use it, as there was no disabled access.

Once again, a big thank you to all the helpers.

Paul thanked Doreen for her report.

NEW MEMBERS

Diane had one completed membership form and three pending. The new member was Kuo-Chung Hu (Steven) and he was duly ratified.

MAINTENANCE REGISTER AND ISSUES FOR BEECHMONT COMMUNITY CENTRE

Paul reported that he had spoken to Phillipa Storey (SRRC) and asked for some money to clear the mould and she had thought it was a major expense and would have to put in for some more money. She had asked if there was anything else that needed doing and he had mentioned the paths down there, which needed re-doing. They had come back and said that they hadn't any money. If BAPA wanted to do it, the place would have to be emptied out and it would be at BAPA's expense, so it was on the back-burner for the moment. They had asked if it was in the financial year 2018/2019 and if so, they would put a new roof on and would take care of any mould issues at that time. It was agreed that this would make sense, as when the roof was done, they would be able to see how bad the mould was and do something about it.

Janet asked if in light of spending money on a ramp, it would be possible to put up another building that Doreen could use. Paul pointed out that the space would have to be taken for a car park. Paul thought that it was not a bad idea but BAPA had to put ramps up. Part of the problem being that as the site was Council owned, the buildings were deemed to be public buildings and they had to have viable access for everybody. The Council would not allow any building works. The re-positioning of the tank beside the Op Shop was discussed. Paul had not yet heard back from the builders, but it was also pointed out that as it was Council property, any builder would have to be Council approved.

Fran said that in regard to hiring the demountable, putting a small sink in should be considered because the fact of having no water there was an issue. The waste pipe might present a problem but plumbing in a sink was easily done.

Paul said that a couple of light bulbs had been replaced and the leak in the ladies toilet had yet to be fixed.

Janet asked how many members BAPA had. Diane thought it was about 73. She asked if the membership list was available and Ger confirmed that it was. Diane said she did not send anything out to members as that all went through the secretary. Janet had checked the list and knew that 16 on the garden group members should be deleted. Paul thought that there should be something put into the Constitution, which stated that if the membership dues were not paid by a certain date, the membership would cease. Ger pointed out that it would be necessary to send a letter to each member and this had so far not been done. Fran pointed out that the list was not a current one. Ger said that names were not deleted, it was just noted if they were active or not. Paul thought that it should be reviewed.

Maurie asked what was happening with the banners for the markets and Paul agreed to take one down to Canungra. There was some discussion about the others and the situation appeared to be covered. Doreen pointed out that the 'phone number needed to be changed on one of them. Glyn was arranging for a new sign for Doreen as the current one was being obscured by motorbikes parking in front of it.

Glyn said that with the advent of the food license, they needed more storage space as they were currently storing stuff for the Zest Fest. They had also had donations for the markets and again they needed to store it. They could then use that area for food storage. Paul asked if Janet could make some room in the storage unit and she agreed. There was further discussion about clearing some areas and arranging areas for specific items.

Paul had one last item. He had been contacted about the White Pages. They were out of date and there were things on there, which did not belong on the White Pages. There were also a lot of names of people who were in fact dead and who have moved away. Paul suggested that those White Pages should be removed; Telstra had also stopped their White Pages and took the copyright back. Paul thought that it was an invasion of privacy and people didn't like it. After discussion it was decided to turn it off and Ger agreed.

Maurie spoke about the music at the markets and said the musicians would like a roof; they didn't want their equipment to get wet for example. This was discussed and Diane said that most markets where they had music provided a gazebo for the musicians; this would be looked into. Doreen pointed out that the stools from under the building also needed to be brought back. Fran spoke about the gardens and shrubbery along the paths and some of these would be cleared out, as it would be necessary for the ramp anyway.

The meeting was closed at 8.55 pm.

The next meeting would be on ~~Monday, 9th October 2017~~ (Cancelled)

- Rescheduled for Monday 11 December 2017 – 7pm