

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

**Held:** 11<sup>th</sup> December 2017 – 7.00 pm

**At:** BEECHMONT COMMUNITY CENTRE  
Activity Room (demountable), 1835 Beechmont Road, Beechmont, Qld 4211

**ATTENDEES:** Penny Bydlinski, Diane Edwards, Glyn Edwards, Jonathan Fisher, Pat Fitzgerald, Fran Gilbert (Treasurer), Ian Gilbert, Carol Gistitin, Paul Graham (President), Monica Graham, Maurice Hansell, Janet Moore, Nicole Pickering, Doreen Sproul (Vice-President), Ger Vloothuis (Secretary), Cr. Virginia West, Boris Zoubakin

**APOLOGIES:** Peter & Annette Clark, Diane Kuhl, Janet Ritchie, Paula Sproul and Wendi Trulson

**MEETING OPENED AT 7.08 pm**

Paul opened the meeting and welcomed those present, telling them that there were some Christmas nibbles provided by Monica as well as tea and coffee.

**CORRESPONDENCE**

Ger had received correspondence from Hugh Dunn of the Scenic Rim Council who had been concerned that a trench had been dug for the grease trap. They wanted to know whether the Health & Safety rules, access restriction etc. had been observed. Paul said that the trench had been filled in and that was the end of the matter.

There was an item from Mr Glyn Edwards who would like to start a discussion about starting a "Men's Shed" and that had been put on the Agenda.

Ger read out a letter from Craig Perkins, the President of Beechmont Landcare referring to a point on the Agenda that read: *Walking trails of Beechmont – The Beechmont 20 Waterfall trail. National Trust has taken an interest in setting up a Beechmont or SRRC group within the Trust structure. Beechmont Landcare is a driving force in making it all happen. We should declare our support to the project.*

It appeared to say that Beechmont Landcare was the driving force behind the Beechmont 20 Waterfall trail and he wanted to make it clear that it was in fact a BAPA initiative, which Beechmont Landcare had never discussed nor had been asked by BAPA for comment.

He thought that this statement could be a reference to a meeting, which was to be held on Thursday, 14<sup>th</sup> December on Denham Scenic Reserve and Killarney Glen. He explained that other parties had been the driving force behind this meeting and whilst Beechmont Landcare is concerned about the situation, they are neither owner nor managers of the reserve. The owners are SRRC and Federal Government and it was for them to resolve the situation and ensure the reserves sustainability. He went on to say that Beechmont Landcare had a long association with Denham Scenic Reserve and is invested in its management and maintenance. However, the owners of these reserve must be forced to take the initiative to manage and maintain them to a level commensurate with the public desire to use the.

He ended by saying that in his opinion the forthcoming meeting on the 14<sup>th</sup> should have as its priorities the resolution of the management of the reserves and to open them to the public. He felt that for the 20 Waterfall Trail Subject to be discussed could only cause unnecessary distraction from those priorities.

He asked that his letter be tabled at the General Meeting to avoid confusion.

Ger said that it was correct but there were many different interests and they did not all agree.

## **NEW BAPA MEMBERS**

Diane Edwards read out the names of the applicants who were: Lachie Downes, Peter Irwin, Romi Millar, Wendi Pearl, Robyn Robins, Lauren Surch and Boris Zourakin. Paul asked if any of these people were known and Diane said she knew most of them; Robyn had her book float, Peter was Diane's brother, Romi was one of the girls who ran the kind's playgroup, Lachie was the avocado farmer and Wendi was his partner. Boris was present at the meeting. Fran said some of them were stallholders.

That the applicants named should be accepted as new members

Moved by Diane Edwards

Seconded by Fran Gilbert

All in agreement.

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

Paul commented that these had been on line for some time and he hoped everybody had read the. Ger wanted to give his compliments for the minutes, which reflected what had taken place, which Paul agreed with him.

That the Minutes of the Meeting held on 14<sup>th</sup> August, 2017 are true and accurate.

Moved by: Diane Edwards

Seconded by: Doreen Sproul

All in agreement.

## **MATTERS ARISING FROM MINUTES OF 14<sup>th</sup> AUGUST, 2017**

Paul reported that the toilet seat had been kindly fixed by Alan, as had the leak in the ladies toilet.

Estimates had been obtained for the proposed ramps. They had received two; if the ramp were to be open, the quote was \$27,000. If it were to be covered, as were the others on the site, it would be \$44,200.00. Maurie commented that he believed it was a requirement for them to be covered.

Another matter was the removal of the white pages from the web site, which Ger said had been done for some time.

Paul said that it had been agreed that all the sub-committee agreements were to be reviewed and he was pleased to say that had all been done, including the Garden group who were represented at the meeting, which had also been done.

## **PRESIDENT'S REPORT:**

Paul asked to speak about the status of BAPA's Material Change of Use application at this point. He said that everything that was needed had been done. He had been advised by Council that they were reserving their decision until 29<sup>th</sup> January. Cr Virginia confirmed that their next meeting was the 23<sup>rd</sup> January and said she would let Paul know.

He announced that Di Kuhl had resigned as Minute Secretary on 10<sup>th</sup>. The activity reported was for four months, since the last meeting. April and Penny had kindly stepped in. to do the Minutes. Di, however, was willing to fill in for Penny when she was away.

The other things he would be addressing would come up under point 7 on the Agenda.

## **TREASIRER'S REPORT:**

Fran explained the figures in the attached report. The last two markets had suffered from bad weather. She went through the figures. She also said that the assets needed to be updated as not everything was on the list and there were also things that should be removed. Ger remarked upon profits from the Bendigo bank, which had been reported in the paper but Fran explained that BAPA did not receive any dividends from the bank.

### **Motion 3**

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

Moved by: Fran Gilbert

Seconded by: Maurie Hansell

All in agreement.

## **HEADMASTER'S CAFÉ REPORT:**

Glyn said that the bad weather had also affected their trade but it was still on the up. They now had a JP presence on Saturday mornings from 10 to 12. They had introduced some art lessons on Fridays and some ten people were regularly coming to that. The sewing group on Wednesdays was using the café as it was not open and it was going quite well. Nicky was going to University in January so they would lose her as stand-by; they wished her good luck in the future.

Their 'fridge had blown up the previous weekend so they were looking to get a replacement. They had started with a second-hand one, which had finally broken down and could not be fixed.

They had put out a notice mad had advertised in the Hinterlander and the Canungra Times for the last two months, but because of the weather it was hard to say whether that was working. They had also done a mail-out on the mountain and in Lower Beechmont and had offered deals as well as explaining their Christmas opening hours. They were doing an 'Orphan's Christmas' on Christmas Day with coffee available and a barbecue on the deck; this was aimed at people who didn't have family.

There had been two events using the covered shelter, the Mustang Muster for the second time at which about 30 Mustangs and 50 odd people had come up. Also Robyn Robins had had her book launch. Her book was about her experience with breast cancer. The covered shelter was a great spot and it was nice to be able to use it. There had been a lot of positive reaction.

Paul thanked Glyn for his report that was very good. He went on to say that although Glyn had not mentioned it, more competition was now being experienced as the premises opposite our site now had a kitchen license and was opening at the weekend. They were inevitably taking trade from the Community Centre. People were being directed from Lower Beechmont but when they came up they often went there instead of to the Headmaster's Cottage. There was a large sign opposite, which would be seen first and something needed to be done to improve the Community's position. Some pruning around the trees etc.would help and he welcomed any ideas. Doreen thought that the fact that there was a disabled access at the rear should be advertised. Different signage was needed, as the car park to the premises opposite was immediately visible and available whilst the Café's car park was around the corner.

There had been a sign that had come down in a storm and reference was made to this. It had been purchased by Council. There were technical limitations about signage because of the roundabout immediately adjacent to the site and this would have to be looked into. Paul said that once the MCU was through, this would be done. The mobile sign that was put up for market days could also be put up on a weekly basis.

The Garden group had also already asked to have a barrow selling produce on the verge and this would also be helpful.

## **OP SHOP**

Doreen said that since her last report she had received a flood of donations of goods, which happened every spring! Sales had not kept up with the goods donated so the Op Shop was full, with plenty of variety for the next market.

There was a raffle of a lovely Christmas Cake made by Bernadette, as usual, and the tickets were selling at \$1 each or three for \$2. The tickets were available at the Op Shop, the Café and at Bobbins Craft Group at the market. The raffle would be drawn at the conclusion of the market morning.

She gave many thanks to all her helpers, especially Di and Geoff, Andrew and William and also all those who had made donations.

Paul thanked Doreen, who said that the cake would be brought to the market prior to the draw.

## **BEECHMONT GARDEN GROUP**

Janet Moore reported that there had been a big 'shake up' in the Group. The duly elected committee had brought in new measures to make the group more comfortable and member friendly in order to benefit everyone. For the first time a Policy has been drawn up for BAPA's approval and the old "Terms and Conditions" have been replaced with a "User Agreement" that will be signed by new members along with their BAPA membership.

They will hold a members meeting on the first Saturday of each month and all items are to be approved by the Committee and members, rather than the decision of one individual. All members have the right to put in ideas that they would like implemented on the site.

Regarding the lower part of the site is still undecided and if BAPA agrees to its use, it will also need to be decided in what capacity and a written agreement would be appreciated.

She ended by saying that she hoped in future the garden would become more friendly and productive.

Paul thanked Janet and there was some applause.

Nicole then gave a further report in which she apologized for any ill feeling in the past. She explained that there had been problems with the former co-ordinator of the Community Garden, much of which had come from old wounds being kept alive by a particular member. It had not been realized that the garden and its members a 'protected species' under the guidance of Tom Blake. Tom had allowed Terri Brown to take over areas of the garden and community centre and this had resulted in bad blood between the garden group and BAPA, who were not aware of this.

She said that from now on they would work together as one with BAPA and hopefully with new members joining, they intended to make this a new beginning. She went on to say that they had welcomed BAPA President Paul Graham as a member of the committee and as a signatory on the Garden's bank account. In future BAPA would receive a bi-monthly financial statement and a copy of their minutes. BAPA now had keys to any locked gates and they had received a new key to the roller door. She thanked Paul for his helping them with the problem and said that the garden members looked forward to a positive outcome once the much-needed changes had been made.

The meeting applauded on a job well done.

Nicole had a couple of requests to make. They would like their new Policy to be approved by BAPA and they also asked for the Garden's web page to be updated. Ger would do this but he pointed out that the Garden group had their own web page. Nicole explained that they did not have the members to look after a web site. The Paddock block had been used without permission, as they now knew. Paul then said that at their last meeting, which he had attended, it had been decided to postpone that until there were more members to maintain it. Maurie asked about access for the Council and was assured that it was clear. Janet said that at some point Hugh Dunn from Council had complained about the rubbish and they had agreed to keep it clear and the grass cut and they have a whipper snipper and are doing that.

Nicole continued with regard to the use of the Cave, which they had not known this was never approved by BAPA. It has now been cleared except for some bottles and chook bags that can be kept elsewhere. However, a certain member has personal items stored on both sides but has been asked to remove these in a reasonable amount of time.

Paul explained that at the moment nobody was looking to use the cave and the odd things from the Garden group were OK. The concrete store was mainly for fuel related items and the whipper snipper was stored there. Apart from the tennis court area, no other area was exclusive to the Gardening group. Doreen enquired about the livestock and was told that the chickens, apart from two that they had bought, had been removed. Paul said that they were taking one step at a time and so far it was working well. When asked Nicole confirmed that they had seven members currently and they were also BAPA members. It was clarified that when Nicole had used the term BAPA with regard to the Gardening group, she was meaning the Committee.

Di said that they were often asked by customers in the café about the Community Gardens and asked how they should handle these enquires. If it was a Saturday when members were there, people could be sent down to the Garden otherwise, Glyn suggested that an information sheet, which could be handed out, would be very useful. Janet said they also had a notice board outside the Tuck Shop Window area.

## **MAINTENANCE REGISTER AND ISSUES FOR BEECHMONT COMMUNITY CENTRE**

Speaking of the ramps, Paul explained that any grant applications must show the benefit to BAPA and the Community. He and Ger had attended a Seminar on grant, which had been very helpful. Maurie asked if it would be were starting with a ramp to the demountable first. Paul said that the cost had been put back a bit as the original idea had been changed. Ger commented that it had to be done anyway as it was compulsory. Maurie pointed out that even people coming to the demountable had problems with the steps. Paul had not had a breakdown on the cost for just doing that part, but he would get one. Doreen mentioned a stair lift, but that was also subject to regulations and being outside would be more complicated. There was some discussion on that subject as a forklift was on the back of the library vehicle and there was also one used at Coolangatta airport, but a licensed operator might be necessary. Paul would look into these things and get some estimates.

There was some missing concrete which had broken and been removed by Council who had put down some gravel that had now washed away. Paul had spoken to Phillippa about it when they had been discussing the money to deal with things in the demountable and she had said add it to the things already listed. However, they had subsequently been told there was no money so nothing has been done. Graham Andrews is aware of it but Paul maintained it was a safety issue, two people had already gone over on it and if Council were unwilling, BAPA would have to do it. A quote would be obtained.

Cr Virginia was asked to speak and said she first wanted to say that the three bridges in this year's budget were now being actioned and tenders were going out. Ger asked Cr Virginia, on behalf of a constituent if there would be an opportunity to see the plans before they were put in concrete as there was concern over the footpaths. This was not the normal procedure but she suggested that the constituent telephoned her and she would put them on to the person

responsible for more information. She went on to say that Sharp Bridge would be a little higher and stand less chance of being flooded. She had not yet seen the plans herself.

The other thing was that Council was planning on having pre-budget meetings, probably at the beginning of February and there would be one after the other and they would like to come to Beechmont. The meeting will be about an hour and half, Council would explain their view of things and there would be an opportunity for residents to also have their say.

The Scenic Rim planning Scheme had been delayed a little because of upcoming State elections and was expected to be deferred to February next year. There will be public meeting with planners etc. and residents can find out more and raise concerns.

She asked if anybody had any questions for her and Glyn said that Cr Virginia had dropped some tourist brochures up to them the previous week but unfortunately Beechmont had been chopped off the map. Cr Virginia said they came from the Tourist Advisory Committee, which she sat on. She went on to explain that currently there were three tourist committees and it was planned to amalgamate them into one; currently two of them had joined together but the third was still on its own. The brochure had been created by one of the Committees who had obviously covered its own region without realizing the omission of another one. Cr Virginia hoped that in the future they would join together and such things could be avoided.

Carol raised a question about the need for a light on the junction of Binna Burra and Boongala Roads. The junction was not at all clear as was confirmed by other members present. She was advised to contact Cr Virginia direct who would then arrange to get something done about it.

Walking Trails at Beechmont was the next item on the Agenda and Jonathan asked that Pat should speak first. Pat said that his family, together with other groups including BAPA had been engaged with a struggle for Killarney Glen for many years. Two years ago that had reached a negotiating mode with the Defence Dept. The whole point was to keep options open not just for Killarney Glen but also for Back Creek and hopefully to get integrated entrance to the whole gorge.

Approaches had been made to the Premier's office and some concrete plans had been submitted along the lines he had described. That had culminated in the Minister getting interested the previous August and he had set up discussions with Defence and other Queensland bodies, such as Parks & Wildlife. However, Parks & Wildlife don't want to take it in 1985 on as they had no money and Defence won't give them any money. There had been discussions in November and again the previous Thursday to set up ways and means of setting up some sort of organization that could draw in funding and do the things that needed to be done to open the gorge. Pat added that they were lucky to have Jonathan and the National Trust in the area that were ready to seize the moment. It was interesting that back in 198 the National Trust had been the first body to respond to their calls for assistance. He thought it appropriate that the National Trust should take this over. He was very happy to hand the baton to somebody of Jonathan's caliber and to a body like the National Trust, who would have the capacity to take the whole issue to the next level.

Jonathan thanked Pat for his kind words and said that he had nothing but respect for Pat and his family, as well as others who had been involved, for what they had done over the years. He wanted to clarify something that had been said earlier about Beechmont Landcare. The Trust had many agreements across the State with organisations like Beechmont Landcare which is the driving force for the walking trails, their maintenance and conservation, which he hoped may long continue. What this was about, however, was an integrated management across the whole area. The National Trust had been loosely associated with this since 1985 and more recently, he had become involved with Binna Burra as the Trust had an external appeal up there to raise money for the restoration of the Shingleton and through that he had become involved on the overall conservation plan. Binna Burra had an on-going problem in parking and the approaches to Binna Burra, together with the residents of Binna Burra, the camp grounds and people staying there. He had suggested to Binna Burra that rather than having a reception area at Binna Burra

itself, they might consider the Beechmont Community area be used as a hub where people could park and possibly get some sort of shuttle service to where people could start and finish the walks etc. At the same time this could be the hub for controlled access down to the gorge and Killarney Glen. At the meeting the previous Thursday, everybody had been there except for the Defence Dept., which was disappointing but, perhaps, understandable. After various views had been expressed and Beechmont Landcare in particular had expressed the need for an integrated approach and the private landowners had expressed concern over public liability, he had suggested the possibility of forming a National Trust group, which was a charity brand which, whilst doing what it says it did, would be made up of people from BAPA and also those who were present at the Thursday meeting so that it would essentially be made up of local people. When these local groups were set up, they had profit and loss in the normal way and were transparent and the purpose of any money raised had to be stated.

He was more than willing to encourage people to put their names forward as founding members so that there would then be an entity with which to get into agreements with the likes of Binna Burra, Scenic Rim Council, private landowners, the Department of Defence and any other relevant body. That might come with the necessary public liability but also with the clout that he thought would be useful for instance if discussions with the Ministry of Defence in Canberra had to be made. His take on the result of the Thursday meeting was that everybody had been in favour of taking a crack at the National Trust suggestion. He didn't consider that the fact that the Army had not been present was necessarily a bad thing. He thought if work was done between Binna Burra site, Denham Reserve to Killarney Glen, it would show the Army that the groups could work together and go on from there. If Council and other landowners could see this as a hub, this would make it more viable for the café and other uses at the Centre. He emphasized that if everybody worked together, the Trust was essentially an umbrella group. Subject to the views of the meeting, his next step would be to circulate a charter, explain the purpose of the group and invite people to put in names as founder members so that it could go ahead.

Jonathan was asked what Binna Burra's reaction had been to having a hub at the Community site and Jonathan replied that at present it was just an idea. There was some discussion on the viability of this. Currently people were parking anywhere as they took their own food and drink, they were not contributing anything to Binna Burra's finances. Jonathan said he had come to the idea of a hub as it could mean something more sustainable for the future. Doreen pointed out that she did send people up to the information centre at Binna Burra anyway. Jonathan agreed but said that he was also thinking of Denham Reserve, if there could be some sort of shuttle service this would mean some sort of control on those delicate areas.

Ger asked for some clarification regarding Parks & Wildlife as there had been a large delegation from them at the Thursday meeting. Pat said that a joint meeting had been set up by the Minister between his Department, Defence and Parks & Wildlife. Subsequent to that Pat had received a letter advising him of what had transpired as he had told the meeting, and also that there would be a meeting with Parks & Wildlife at Burleigh. From that meeting it was seen that Defence wanted Parks & Wildlife to take it over but they wouldn't do so unless there was money. Defence had said that if they had the money, they would do it themselves. Ger thought that Parks had the equipment to do things and Jonathan explained that Parks were not keen to get involved any further. He thought it was good that they had come to the meeting but it had been agreed that the Trust would organize the next set of meetings. Jonathan would be going back to talk with Binna Burra and things would proceed slowly.

Ger asked about getting members and Jonathan explained that it was important to get representatives from the different groups. BAPA, BRASA and Landcare.

Paul said that from the years he had been there and the efforts which had been made before that, now Jonathan had come along and had offered something which had never been offered before. Everything was in place and obviously each group would say they had no money as they had always said.

Jonathan said that any charity was about the strength of its membership and the idea was that as the membership grew, money would be generated to look after those things that do not themselves generate money. He said there was money out there if you could have well thought out plans with jobs involved but an entity was needed. He was very excited about this project, which needed careful planning and sustainability, which would create jobs and he thought it also crucial to keep the Army on board. They had been very helpful in Currumbin and if their view about Killarney Glen could be changed, their co-operation would be invaluable.

Paul thought the whole prospect was great and BAPA should be supporting it. Pat said that the concept of having the whole area managed by a reputable body to restore and manage and involving all interested parties of the State Government, the local Council and the other groups would be an ideal answer. Ger asked what the next move would be and Jonathan said that the suggestion of creating a hub at the Beechmont Community area should be taken on board. He would report to BAPA and ask for interested people to put their names own. A draft Charter would then be sent for further discussion. Another meeting would be called to go into things in more detail. Queensland Wildlife do not want to get involved at this stage but once the Trust group is formed, Defence could be approached again and hopefully a better relationship could be achieved as something has to be done about the situation to avoid any further accidents etc.

There was further discussion about the possibility of transporting people to the sites etc. and the difficulties of that but Paul pointed out that this was only in the early stages of planning and that such things could be addressed as they arose. It was also pointed out that in the United States shuttle buses were used to transport people to sites and also in Tasmania.

Janet pointed out that a lot of people still thought the site was a school as there was nothing to say it was the Community Centre. Ger referred to the National Trust's web site and publicity department and there was some discussion before Paul pointed out that BAPA was well aware of the need for more signage and were addressing that point.

Pat said that people he had spoken to thought a car park in Hacks Road could be a solution to address the parking situation at Killarney and Denham. There is space there for a huge number of cars. There was further discussion about this before moving on to the next item on the Agenda, which was the proposal for a Men's shed.

Paul invited Boris to speak on this subject. Boris said he had developed the Veteran's Federation Men's Shed in Nerang. He had been involved in other similar things. He had over fifty-five years experience in the building industry and knew about all aspects of building. As more people were moving to Beechmont, many of whom were at retirement age, he wanted to see if there would be interest in having something at the Community Site. They had had discussions with other local Men's Sheds and they would be willing to donate tools. Replying to Paul's question as to what exactly a Men's Shed was, he said that it was for men who wanted either to make something or to learn how to make things; in any cases the men come and sit around and talk but there are a number of men who really want to make something and to learn about other things. He was looking at underneath the School House where the Cave could be enclosed for the time being. He described possible plans for that. He spoke about annual membership which was around \$70 a year, about 35% of that going for insurance as anything to do with the building industry attracts the highest rate of insurance and is complicated. He also thought that items being made could be sold through the coffee shop. They would look to forming a group and becoming a sub-committee.

Paul summarized that they needed to find out how much interest there would be and Boris said they could do a flier and put it in the coffee shop. Boris thought a minimum of eight people would be necessary. He mentioned also that they had experienced difficulties in getting grants because the land was Council owned so they had changed their tactics to include other groups.

Paul pointed out that he would need to talk to planning and find out what would have to be done to allow for this idea.

There was further discussion about funding and the possibility of putting up a specific shed for the purpose but firstly it was a necessary to find out the degree of interest in the project. Doreen asked if members could also do things like repairing bicycles etc. Boris said that things like could be done as well as other things related to children's toys etc.

Doreen reminded the meeting about the raffle for a Christmas cake that would be drawn at the end of the next market.

There being no further business Paul closed the meeting at 9.08 pm inviting people to take advantage of the refreshments on offer at the rear of the hall.

The next meeting would be on ~~Monday, 12<sup>th</sup> February, 2018~~ (postponed due to SRRC evening in Hall on Graceleigh)