

ANNUAL GENERAL MEETING – MINUTES

Greenhill CFS Station (Shed) 47 Yarrabee Road Greenhill SA

Tuesday 14th March 2023 7.00pm for 7.30pm start.

This is a delayed AGM Meeting for 2022 due to unforeseen circumstances and addresses matters pertaining to the current period.

Chair: Brian Morton

Attendance: Ken Collins YAR088, Jan Lloyd & Dale Turner YAN037, John Wright YAR091, Paul Davos YAR165, Gordon Jackson HIL004, Fatemeh Shirian YAR116, Brian & Lynn Morton YAN011, Bianca Braile YAR040, Phil Handcock CHR008, Chris Swain CHR007, Adam Francis YAR042, Ryan Hanlon & Erin Dybvig QUI002, Brian Smith YAR56, Bruce Trenwith YAR060, Trevor & Chris Wing YAR032.

1:

Apologies: Matthew Williamson HIL002, Todd Peters YAR0146

Proxies: YAR094, HIL002, YAN033, YAR076, HIL005, HIL006, YAR008, YAR124, YAR130,

Previous AGM Minutes for 28th September 2021

2;

Motion: To accept the minutes of AGM 2021 **Moved: Bruce Trenwith seconded by Brian Morton all in favour.**

Receive and Adopt Financial Report for Year Ended 30 June 2022

3:

Motion: To accept the Financial Report 2022 **Moved: Adam Francis, Seconded Gordon Jackson, all in favour.**

Board Appointments as Directors: Todd Peters and Chris Swain (2022), Brian Morton (February 2023) **Noted.**

4:

Resignations as Directors: Steve Wright (February 2023), Adam Croxford (treasurer) (March 2023) **The meeting discussed the contribution made by both Directors and voiced their appreciation or service given to the community and Greenhill Water.**

5: Notification of changes to fees and charges for 2023: **Tabled and received by all members.**

RBA - CPI applies to all GWSC pricing from 2017 AGM. Suspended 2020 and 2021 due to Covid re applied for 2023.

Full details on website. www.greenhillwater.com.au

Water consumption fees CPI Adjusted	
Volume Range	Price per Kilolitre (Kl)
From 0Kl to 1 Kilolitres	No Charge
From 1Kl to 11 Kilolitres	Minimum Charge \$18.00 - Zero to 10Kl.
11 Kilolitres to 400 Kilolitres	\$1.80 per Kl
400 Kilolitres to 500 Kilolitres	\$4.05 per Kl
500 Kilolitres and above	\$6.18 per Kl
600 Kilolitres and above	\$10.00 per Kl

Other Charges

Annual Supply Fee	\$348.00
Meter Box Clearing and Cleaning	\$56.00
Interim Reading and Conveyancing Liaison	\$112.00
Property Joining Fee (One off payment)	\$2434.00
Minimum Connection Fee – Plumber market price	\$857.40 Estimate Only
Meter Testing (Refundable/Conditions)	\$116.00
Disconnection/Reconnection Fees	\$174.00

Late Payment Fees: Are charged for members who fail

to abide by the Company payment terms and conditions, without communication and prior arrangements.

Days (over 60 \$17.00), (over 90 \$52.00), (over 120 \$166)
+ Disconnection Fees

Late payment fees are for recovery cost associated with additional administration.

Greenhill Water is YOUR Community Water Supply and is managed by volunteer Directors elected from Members of the company, and for water operations to be maintained, it is important all Members contribute and abide by the Company Constitution and agreed PAYMENT TERMS.

It is a concern that some Members choose not to take payment responsibility seriously, which is unfair to those Members that pay on time and keep Greenhill Water financial and able to pay those who keep the system running.

Greenhill Water Supply Co Ltd reserves the right to register any outstanding invoice beyond the Member Payment Terms as outlined in the Company Constitution with Credit Watch and then as required with the Small Claims Court.

6 Operations and Maintenance: UPDATE**Incidents**

1. E. Coli update (FY 20-21, follow-up FY 21-22).
 - a. No serious concerns

2. Leaks**Upgrades**

1. Replacement bore pump purchased, to be commissioned and old pump to be refurbished for use as a back-up.
2. Flow Control Valve installation progress

Other

1. Asset management – Ageing assets and future planning.
2. Compliance and best practice water usage for GWSC Members.

7 Levy update: FYI

Motioned at the 2011 AGM 6th December, Member pay \$150.00 each for a period of three years for special infrastructure projects, (fixing the existing tank, new telemetry system and a second tank) Levy raised \$50,000+.

Levy and other funds expenditure to date:

[Brian Morton: Discuss](#)

<ol style="list-style-type: none"> 1. Failed lining of the tank removed. 2. Balance the system outflow to match the inflow capacity. 3. (Currently holding at a controllable level). 4. Flow control valves installed on all member meters, <ol style="list-style-type: none"> a. (Rated at 15L per minute). 5. New remote controlled bore control system installed. 6. New tank control system installed. 7. Back-up power generator installed. 8. Easement to the bore realignment and roadway upgraded for truck access. 9. New power board upgrade (power savings have been significant) 10. Mainline upgrade in the easement to Yarrabee Road junction. 11. New bore pump and motor. 12. New Bushfire Sprinkler System to Protect BoreSite Infrastructure. <p>Consultation re holding tanks is ongoing.</p>	
<p>8</p> <p>Infrastructure review:</p> <ol style="list-style-type: none"> 1. A dedicated fill line from bore to tank to be considered to avoid filling with the take-off mainline. 2. Second Tank option re visit AHC re this option. 3. Static tanks option e.g., <ol style="list-style-type: none"> a. Water for fire protection, domestic and the community. <p>conversations with the with CFS ongoing</p>	<p>Moved by Paul Davos,</p> <p>Meeting gave tacit support for:</p> <p>The GWSC Board establish a Sub Committee to consider options to future proof the Greenhill Water System and project funding.</p> <ol style="list-style-type: none"> 1. What is the status of the current system and future sustainability. 2. Gather the engineering data to ensure the existing fill and distribution line doesn't fall into critical failure. Consider options. 3. Review the need for a second storage tank. <ol style="list-style-type: none"> a. Status of the Adelaide Hills Council second tank land lease arrangement? 4. Look in to funding availability from Government to help system costings and maintenance plans etc.

	<ul style="list-style-type: none"> a. Approach Council and State and Federal Governments re grants for Infrastructure improvements. <p>5. Install hydrants at CFS station YAR047? For training and bushfire emergencies</p> <ul style="list-style-type: none"> a. CFS water tank needs to be replaced urgently can this be incorporated within the Greenhill Water System storage? b. Can CFS build new tank incorporating Hydrants and CFS need and GWSC supply the water? c. Can static storage tanks throughout the community increase to availability of emergency water. <p>This matter was discussed in detail with reference to action accountability and inaction over many years, to which Adam Francis spoke to balance the discussion by noting that the Board are volunteers and most of the duties of GWSC fall after hours and can be demanding on the family and if these matters are to be resolved in the near future, GWSC may need to seek professional assistance and financial help.</p>
<p>7 Administration</p> <ul style="list-style-type: none"> 1. Change of Company Administration – <ul style="list-style-type: none"> a. KS Communities have resigned as administrators. 5th February 2023 b. The Board will look to source administration support; however, the administration will be run internally in the interim by Brian Morton from 5th Feb 2023 	<p>The Meeting:</p> <p>Expressed their gratitude to Kym Butcher and Sam Eads of KS Communities for managing the Greenhill Water Company during a very difficult time of community disruption and uncertainty. We wish them well for their future.</p>
<p>8 Members:</p> <ul style="list-style-type: none"> 1. Member payment policy UPDATE <ul style="list-style-type: none"> a. 60 Days for full payment approved AGM 2021 	<p>Meeting Agreed:</p> <p>GWSC Administration ensure members are informed of payment options i.e., periodical monthly, quarterly</p>

<p>b. Members can make periodical payments by agreement “pay as you go” option: approved AGM 2021</p> <p>i. (Monthly or quarterly payments?)</p> <p>2. All invoices to be paid in full within the current billing cycle.</p>	<p>or payment method to suit their budget with the condition that the bill must be paid in FULL within the current billing cycle.</p> <p>Meeting Agreed:</p> <p>Directors discuss including a statement about not using water for drinking without prior treatment.</p> <ol style="list-style-type: none"> 1. on all bills 2. how can we ensure property renters are informed water is not potable.
<p>Communication and community engagement.</p> <ol style="list-style-type: none"> 1. (Post? Email? Mobile? Website? Social Media? Member Welcome Pack? Newsletter?) 3. Members need to be proactive and seek information, we all live in a bushfire prone area and need to be well prepared. <ol style="list-style-type: none"> a. 40 years from the last event, complacency is not an option. b. Keeping sufficient water always is essential. <p>Understanding what it takes to live in a high fire danger area and why the water company was formed by the community for the community.</p>	<p>All agreed: SMS service be established to notify members of water off and other situations that may benefit the members and community.</p>
<p>9 Any other Business:</p>	<p>John Wright: Recommended the Board notify the CFS re changing the critical reference for Greenhill Water Infrastructure from GWSC to Greenhill Water Supply on the BMAP System.</p>
<p>10 Meeting Closed: 9.00pm</p>	