

**Iluka Homeowners Association Inc.**  
**Minutes of Meeting January 11, 2010**  
**Satterleys Land Sales Office, 71 Delgado Parade, ILUKA**

**1. Welcome:**

Chairman welcomed a guest from Satterley and all other committee members. A quorum was declared and the meeting opened at 7.48pm.

**2. Business arising from previous minutes:**

The minutes from the previous meeting of January, 10<sup>th</sup> were confirmed to be a true record.

Satterley representative was invited to the February committee meeting to clarify a number of issues regarding covenants, and the enforcement of regulations in the cases of non compliance. Discussion commenced with the following background information on the establishment of covenants:

- Iluka is the only Satterley estate with covenants.
- Covenants exist between the developer and the purchaser and only pertain to lots on purchased plans. Original covenants will expire in 2010 and 2011.
- The IHOA was created with the intention that all homeowners automatically become members.
- Satterley enforced covenant regulations until previous committees took this responsibility over from Satterley.
- In the past, major breaches and issues of non-compliance were dealt with by letters and fines. When these were unsuccessful, matters were directed to the Satterley solicitor.

Difficulties faced by the current Homeowner's committee were discussed in relation to a small group of homeowners refusing to adhere to the covenants and a further core group adamant that the IHOA should take responsibility for this. If there was no process for following through on regulation enforcement, then there was no point in having the committee involved in covenant regulation.

It was further noted that the difficulties were compounded by the fact that some covenants were loosely worded and difficult to enforce.

3 groups of homeowner non compliance were identified: those who did not know that they were in breach of the covenants; those who did know and sought to comply with the regulations, and those who were aware of the regulations and refused to comply. Communication was needed therefore, to remind residents of covenant regulations and to show those residents who were adhering to the covenants that something was being done about non-compliance.

The following steps were suggested as possible solutions:

- Establish the cause and effect of residents refusing to adhere to covenants.
- Identify important areas of concern, and decide which covenants are to be strictly enforced, and which are to be treated more leniently.
- Provide Satterley with a list of homeowners who are refusing to comply with regulations for follow up by Satterley.
- Communicate to homeowners the purpose of covenants and the financial benefits of adhering to these in terms of the future sale of their property.

Satterley will arrange for the committee to meet with Clark-Whyte lawyers to obtain advice on the implications of bringing action against homeowners who continue to offend.

It was proposed that a sub-committee be set up to follow through on suggestions and meet with the lawyer. Current committee office bearers to act as an interim sub-committee with complaints from residents being directed to the Homeowner's committee in the first instance, and then on to the sub-committee.

Satterley agreed to sponsor an Easter Egg Hunt in James McCusker Park on Easter Sunday and to assist with the cost of printing flyers. It was pointed that since the City of Joondalup manages the

park area, permission would need to be gained from the Joondalup Council before the Easter Egg Hunt could be held.

With regard to further plans for Iluka by Satterley:

- The plans for the new sales office and display homes on Renaldo Crescent will be ready by the end of March, and the display homes ready by July next year.
- Sub-division blocks will be approx 600 square meters with the majority of the 2 hectare lots being residential. The only commercial consideration at this point is a Super Deli.
- Plans for Burns Beach Road are underway and the sump area is being back filled. The northern site will be park area and verbal approval has been gained for planting and fencing.

Satterley representative left the meeting at 8.35pm

A further discussion was held on the Easter Egg Hunt and the following was suggested:

- The time of the hunt should be 10 -11.30 am on Easter Sunday.
- The hunt should consist of 1000 chocolate eggs of assorted sizes.
- Tokens or pictures are to be placed around James McCusker Park which can then be redeemed for small or large eggs depending on the number found.
- The flyer should include a statement that the Easter Egg Hunt is sponsored by Satterley and the Iluka Homeowner's Association.
- A resident is to be approached to act as an Easter Bunny with the cost of the costume to be paid out of committee funds.

The newsletter flyer was discussed and the following decisions made:

- The word "News" in the heading should be changed to "Newsletter."
- A coloured border should be added.
- The flyer should be added to the back of the Easter Egg Hunt flyer so that both announcements are on one double-sided document and can be distributed at the same time.

### **3. Correspondence:**

- A number of pamphlets were received from the City of Joondalup about irrigation and watering regulations. These were distributed to the committee.
- Emails:
  - An email was received from an Iluka resident concerned about builders placing rubbish in laneways. Referred to the City of Joondalup.
  - Clr Hollywood forwarded an email regarding limestone dust being blown into the area. Builders were asked by Satterley to increase their dust control measures.

### **4. Financial Report:**

- No change to bank
- No monies into or out of the accounts since the January report.

### **5. Maintenance Report:**

- A Maintenance report was not available. To be held over to the March meeting.

### **6. General Business:**

- Request for a committee member to take over monitoring the IHOA e-mails..
- A "discussion plan" for traffic calming along Delgado Parade was tabled. Traffic calming is currently unfunded and the preliminary plans were only an example of what could be proposed. If funding were to become available in the future affected residents would be consulted. He said that he would invite Albert Jacob MLA to the next meeting.

### **7. Other Business**

None

8. The meeting closed at 9.20pm. The next meeting is to be held at 7.30pm on Wednesday, March 10<sup>th</sup> 2010 at 71 Delgado Parade.