

Iluka Homeowners' Association Inc.
Minutes of Annual General Meeting
held at 7.00 pm on
16 July 2025
at
Joondalup Sports Association, ILUKA.

Chairperson: Steve Pethick

Meeting Attendees: as per Attendance Register (31 attendees)

Apologies:

Susan Sim
Bettina Gould
April & Ali Tehrani
Jan Gobener
Rebecca Bridges

Item No.	Summary Notes of Discussion
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1.0	Meeting Opened
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The Chairperson, Steve Pethick, welcomed guest speakers, residents and committee members, opening the meeting at 7.06pm.

1.1	Quorum declared
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1.2	Minutes of the previous AGM:
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Minutes of the AGM held on 17 July 2024 were ratified by committee members Don Taylor and Leanne Bruce.

Minutes are available for all to access on the ILUKA Homeowners' Association Inc. Website.

2.0	Chairperson's Report
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I start once again by thanking all those who have served the Association during this past year. In particular, members of the Committee (most of whom are here tonight) who have volunteered their time and efforts to attend meetings, to respond to issues and correspondence, to carry out site inspections, to arrange and hold events, to comply with government regulations, to work with the City in running the SAR and to manage the Association's finances. On behalf of the Committee, I would also like to express our appreciation to Sybe Jongeling, a former Committee member who continues to serve Iluka through his tireless efforts and creativity in composing the Association's newsletters which are published 2-3 times a year. As volunteers, all efforts are greatly appreciated.

To our resident volunteers, although small in number, who make themselves available to assist the Committee when delivering +/-2000 newsletters and notices to every residence in Iluka, we thank you. And for those Committee members and volunteers who have full time jobs, to be pounding our local streets outside normal working hours and on weekends, we appreciate your generosity.

To the Joondalup Sports Association, which provides a meeting room for the Committee's monthly meetings, as well as the venue we are sharing here today, we again thank you most sincerely.

And last but by no means least, thank you to the City of Joondalup for its support and cooperation over the past year. I am very pleased to say that the relationship between the Homeowners Committee and the City has greatly improved over the past 12 months and we look forward in continuing to work closely with the City's SAR team on maintaining and improving the administration of the SAR within our suburb.

The general landscape that makes up Iluka is maintained to a higher standard than that of non SAR areas, with overwhelming feedback from residents indicating that the SAR is worth the money and stating appreciation for those who manage it.

This year saw a change of contractors engaged by the City to manage some aspects of the SAR. In

the beginning, we faced some challenges with regards to the quality and timeliness of their work, but I'm pleased to say that with the cooperation of the City staff working with our committee leaders, we've managed to address the issues and improve the standard of maintenance.

Whilst the focus has generally been on the wonderful parks and grassy entrances to our suburb in the past; as our suburb ages, we have identified a need to update smaller areas and verges, some of which have been revamped by the City a number of years ago, together with others installed by the original developer. To better plan for the future, we have created a 5-Year-Rolling-Plan to address these areas whilst also maintaining a focus on the traditional parks and gardens for which Iluka is known.

Another key part of the past year has been a continued focus on our local community events, with the ever-popular Easter Treasure Hunt, which saw hundreds of children once again claiming their Easter bags at Sir James McCusker Park. The gold coin donations received on the day amounted to \$337.25 which was well received by the Make a Wish Foundation. We would also like to acknowledge and thank our local Iluka IGA for their generous donation of hundreds of Easter eggs in support of the 2025 Easter Treasure Hunt.

Something new this year have been the three 'Sounds in the Park' events. Held over a number of weekends in the amphitheatre at Sir James McCusker Park, these musical events have showcased some of our local talent and been a great opportunity to bring people together.

Whilst these may have appeared to be very simple events, significant time, effort and management goes into getting things off the ground. I take this opportunity to thank our Social committee leaders and committee members for their efforts in bringing new ideas to life and in enabling this series of wonderful community entertainment to take place.

So, in closing I'd just like to again thank all our hardworking committee and volunteers for their work this year - for without you these events, our newsletters and importantly the SAR maintenance and landscaping within our suburb would cease to continue.

However, we always need more members – so don't be put off by thinking you're not ready or able to commit to a committee - just come along to a meeting whenever you can. It would be a great help even if you do nothing other than provide us with feedback on our events, help to assemble a gazebo here or there, or assist with delivering the newsletters. If at some point one of the committee roles interests you, then we're more than happy to show you how things work. However, most of all, we'd just really appreciate your company and perspective before we make any decisions. Therefore, if you think you won't be able to contribute then you'd be wrong, and I'd encourage you to come along to a monthly meeting to find out. (A recent example that the committee acted upon, was the suggestion of using a QR code to access the AGM minutes).

Thankyou.

Steve Pethick
(Chairperson)

2.1 Financial Report: (KR)

Financial Year Ended 30 June 2025

	30/06/2025	30/06/2024	30/06/2023
Income			
Settlements 51 @ \$110 each (2024-2025)	5,610.00	8,580.00	9,570.00
Gold coin donations from events	337.25	294.40	326.05
Grant funds from COJ 22/23	N/A	N/A	3,119.00
Funds received from COJ	750.00	N/A	690.00
Overpayment refunded by Gymbus	N/A	616.00	
Refund of expenses of cancelled Nov 23 event	N/A	2,636.32	
Transfers to debit card &. Transfers from reserve to cheque	2,851.51	261.00	
Sub-total			
Interest received	9,548.75	12,387.72	13,705.05
	478.59	573.53	405.51
TOTAL			
	10,027.34	12,961.25	14,110.56
Expenditure			
AGM printing & miscellaneous costs	957.82	254.35	841.58
Capital purchases	576.86	13.95	2,001.13
Repainting of memorial park bench	N/A	250.00	
Donation to 'Make A Wish Foundation' from events (gold coins)	337.25	294.40	350.05

Donation to Joondalup Community Coast Care	0.00	0.00	500.00
Newsletters including printing/folding	1,118.59	2,620.98	1,735.99
Australia Post (PO Box hire and postage costs)	271.00	261.00	229.00
National Storage Hire	1,544.00	1,384.00	1,284.00
Printing and other expenses incurred by committee members	231.61	102.79	13.50
Easter function: includes eggs, Cuddly Animal Farm, COJ permit, insurance etc	2,243.88	2,119.22	1,267.95
Sounds in the Park events 2045/2025	4,137.59	N/A	N/A
COJ Community Facility Hire	4.65		
November Community Event organised in lieu of Halloween including Entertainment insurance etc	N/A	3,532.18	2,032.20
Model Boat Regatta (April 24; COJ permit & Coffee Van)	N/A	159.92	
Refund of COJ Grant Funds not expended for Easter 24 (in replacement of Nov 2023 event)	N/A	991.91	
Web Costs			
Transfer from cheque account to debit card & reserve to cheque account	329.40	296.40	343.59
	2,851.50	261.00	
Contribution to Memorial for Ian McLennon			
	N/A	N/A	3,482.27
TOTAL	14,604.15	12,542.10	14,081.26
INCREASE/DECREASE	-4,576.81	419.15	29.30
Opening Balances 01/07			
Working Account	5,518.87	5,554.63	6,000.84
Cash Reserve Account	40,838.16	40,264.63	39,859.12
New Debit Card Account	1.47	10.00	0.00
Total Funds	46,358.41	45,939.26	45, 859.96
Closing Balance 30/06			
Working Account	2,463.38	5,518.78	5,664.63
Cash Reserve Account	38,740.90	40,838.16	40,264.63
New Debit Card Account	577.32	1.47	10.00
Total Funds	41,781.60	46,358.41	45,939.26
INCREASE/DECREASE	-4,576.81	419.15	79.30

3.0 Presentation - Snr Sergeant Chris Newman (OIC) and Sergeant Kurt Bryant
Joondalup Police Station (*cancelled*)

4.0 Presentation by the City of Joondalup: Karel Halmich - Aching Technical Officer Parks Operations

Powerpoint presentation available on Iluka Homeowner Association website.

5.0 Committee Update:

Current Chairperson Steve Pethick declared all positions open and called for nominations.

5.1 2025 – 2026 Elected Committee:

Chairperson: Steve Pethick

Vice-Chairperson: Marcus Etto (Tamara McGougan 2nd)

Treasurer: Kristie Robinson (Leanne Bruce 2nd)

Secretary: Tamara McGougan

General Members: Don Taylor, Gordon Harrison, Ian Colquoun, Robyn Colquoun, Susan Sim,

Bettina Gould, Neil Mortimore, Brian Gray.

6.0 Meeting closed: 8.21pm