



Omori-Kuratau Ratepayers Association

MINUTES

Committee Meeting

10.00am Friday 10 January 2025

Omori Community Hall

1. **Present:** Ngaire Grainger, Kevin O'Hara, Alan Hewitt, Paul Gwynn, Angela Salmon, Raewyn Beattie, Amanda Collier, Ross Cooley
Apologies: Bobbi Mortensen, Raynor Dunn Apologies accepted: Ngaire/Kevin
Ngaire, as recent Chair, welcomed those present, especially new committee members Alan and Ross.
2. **Election of Office Holders**
Being the first meeting since the AGM held 4 Jan 2025, the election of office holders was held.
Chair: With two nominations of Ngaire Grainger (Proposer - Kevin/ Seconder - Amanda), and **Alan Hewitt** (Angela/Ross), it went to vote with four:two in favour of Alan.
Ngaire resigned, tabling her resignation letter. Ngaire was thanked by Kevin for her commitment to OKRA.
Secretary: **Angela Salmon** (Raewyn/Ross)
Treasurer: **Paul Gwynn** (Angela/Raewyn)
It was agreed that a Vice-Chair role is not necessary and if Alan is unavailable (for in person or zoom meetings) then a Chair will be chosen at, and for, that specific meeting.
Action: Angela & Alan to respond to Ngaire.

Alan spoke of his background in banking governance, currently semi-retired/consulting, and is looking forward to greater involvement in the Omori-Kuratau communities.
3. **Previous Minutes Approved** (11 November 2024)
Angela/Kevin
4. **Matters Arising from Previous Minutes**
Included in below items.
Angela raised that the Financial Report was not approved at the previous meeting due to inadequate information. With no report subsequently tabled, to move forward.
5. **Correspondence**
Kevin (as out-going Secretary) had received email from:
 - TDC - that the electronic traffic signal (in Omori, opposite ramp) was broken with no money to fix it. It is now in TDC's Long Term Plan to do so.
 - Other correspondence raised in relevant item.
6. **Financial Matters – Paul Gwynn**
 - a. **OKRA ANZ account signatories**
Discussion on who to be signatories, and what amount needs more than one signatory, with resulting motions:

Motion: That Paul Gywnn and Raewyn Beattie be set up as signatories on the OKRA ANZ account, with Angela Salmon to be set up as a third as required.
Moved Paul/ Seconded Alan – all agreed

Motion: If expenditure above \$250 then a second signatory will be required.
Paul/Alan – all agreed.

Action: Paul to facilitate the setting up of signatories, and to disestablish existing signatories of Peter Naysmith, Peter Britnell and Ngaire Grainger.

b. Financial report (refer attached): From 1 October 2024 (start of OKRA's new financial year) to 6 Jan 2025: Fees up, donations down

- Income: Subs \$13,470.00, donations \$2,835.00, Total income at \$16,343.00.
- Expenditure: Security camera associated costs (housing & internet plus one-off new server for software); usual expenses. Total expenses at \$5,866.00
- Net Result: Profit \$10,477.00 Current Account: \$43,730.00
Paul wishes to bring AEDs and laptop into assets, and will provide regular P&L to the committee.

c. Payments to approve

1. Natural Edge – for OKRA website build. \$1,662.88 (includes annual Domain name of \$52.88)
2. Wix – host of the new OKRA website. An annual fee of \$243.00 (50% discount)

Paul moved: The Financial report be accepted and payments be approved – Raewyn/Ross

Action: Paul to make payments, make changes to any reporting as agreed.

7. Establish goals & projects for 2025 & delegate responsibilities

a. Goals

Much discussion was had about the direction, priorities and goals that OKRA and the committee wish to take, and what we all felt was most important to the community.

It was established the priorities are:

1. Membership Growth & Community Involvement – a priority for OKRA to build membership, & for the community to see value. (Alan/All)
2. Erosion (Angela)
3. Rabbits (Kevin)
4. TDC – covering dogs, rubbish, general infrastructure (Angela/Alan)
5. Security/Cameras – including New Year's Eve (Raynor)
6. Community Assets – including upkeep of tracks, tables, playground sunshades, tennis courts, etc (some of these come under TDC)
(Ross/All)

Through the discussion many topics were raised with any relevant motions or actions noted in the following items.

b. Changes to administration: Companies Office, okrate@gmail.com email, etc
Email: Discussion and review of OKRA related email.

Motion: Two new emails to be set up through the new website domain:

[rabbits@okrate.co.nz (Kevin to manage) and admin@okrate.co.nz (Angela, Paul, Alan)]; Redirect okrate@gmail.com to Angela, discontinue for those no longer on committee, and overtime remove it once other emails established.

Alan/Paul

Action: Paul/Angela to do

Insurance. The current insurance does not provide public liability (PL), therefore directors (committee members) are not covered.

Motion: Insurance discontinued immediately and contemporaneously appoint Affiliated as brokers and ensure covered with PL.

Raewyn to also to review Hall insurance with guidance from Paul.

Action: Paul/Raewyn

8. Membership Matters:

a. Full member (ratepayer) and associate member (non-ratepayer) *Not Discussed*

b. Membership drive

Much discussion, with drive to encourage membership starting with next email newsletter to members.

Action: All, especially once the Website is live. WIP.

c. Database

Paul has started a new database from the payment of 2025 subscription fees.

9. Marketing Matters – Angela Salmon:

a. Website update (www.okrate.co.nz)

Angela reported this is ready to go live on approval of the Wix hosting cost (as above). It will be regularly updated by Jonny Browne and Angela.

Need to look at having direct payment ability for membership fees through the site. An option for a Member Portal could be considered in the future.

Action: Angela/Paul

b. Comms e-newsletter – Next & content

To be done shortly after website is live. To include new committee, their goals, website launch, and membership info.

Action: Angela/Alan

c. Database – Mailchimp

This e-newsletter database is held by Liz Shaw.

Action: Angela/Raewyn to get copy in next week or so, with Weasel's help.

Set up new Mailchimp account – Angela/Paul.

[It is expected this Mailchimp database combined with the financial database will operate through the new website. (**Action:** Jonny)]

d. **Social Media:** We are fortunate in having Kate Murray and Jonny Browne who will do, and give advice, for Facebook and any other aspects to link with the new website.

Action: Angela with Kate/Jonny (& remove 'anon' posts).

10. Pest Control & Rabbits – Kevin O'Hara

a. Rabbit sub-committee – plan & budget

Kevin reported on behalf of the Rabbit sub-committee, with much work and info having already gone to the community. He advised \$4,600 is likely to be needed (see below) for the required pindone and other costs (NB this is *without* help from TDC or WRC at this point in time).

It was agreed that the previous budget is scrapped and to begin again with an updated budget.

Having decided on the 100 Bait station pindone programme option as a first step in 2025 and that approx. 500 Kilograms of Pindone will be required, the following budget is proposed.

It assumes a worst-case scenario in regard to the pindone (full retail at \$10 per kg) and we hope to pursue pricing options that may well fall well below this estimate.

Item	cost
Reciprocating saw blades for cutting the plastic drums	\$550
Buy foil dishes	\$100
Buy tent pegs or similar to secure bait stations	\$100
Pindone	\$3,800
Create warning poster /Print posters, water proof A4	\$100
Total	\$4,650

Action: Kevin to approach Chris Monk at WRC re Pindone supply and other support.

Chairperson Alan to approach his contact at WRC to gain their support at Council level.

Potentially approach Turangi ITM (James Kendall) to purchase Pindone at cost and to continue to work with Greg Hadley to gain TDC support.

Ross Cooley, newly elected to the OKRA Committee has volunteered to join the sub-committee and assist with the programme.

b. Pest Control – liaison with Gray Thompson

Kevin will do this and keep the Committee updated.

11. Security Camera Management/Changes

Much discussion on the existing Security Camera and system, which is not operating optimally.

Raynor will take over managing the system from Peter Naysmith, and agreed a second person is needed as backup.

Motion: A review of the security system from an independent expert; to also look at additional cameras e.g. river mouth.

Action: Raewyn to send details to Paul/Raynor, and collectively they look at best approach.

12. Constitution – to Renew (OKRA's attached)

Alan to take the lead on this. Raewyn advised Pukawa has recently updated theirs.

Action: Angela to circulate the old OKRA and the new Pukawa constitution (Raewyn) to all committee. All – to report back at the next meeting with thoughts.

13. Hall Update – Raewyn Beattie

Raewyn explained her dual role as Chair of the Omori-Kuratau Community Hall (managed by the OK Charitable Trust) and as a committee member of OKRA, and liaising between the two. The 'Hall' organises and runs all the events in our community (and it has been a busy summer).

The Hall does not receive any funding from TDC, and is self-funded through the events and regular activities, however OKRA reimburse the insurance (approx. \$4k). It costs approx. \$12k per year to maintain. Raewyn is about to negotiate the 20yr lease of the building with TDC.

Action: Amanda to join the Hall Committee.

14. Civil Defence (CD) Update - Raewyn Beattie

Raewyn advised that currently there is a weekly CD radio check with the Hall.

Raewyn is looking at 'Community Resilience' for the Hall – which is a CD level to provide support to the community if needed. This will involve the Hall becoming independent with power, water, and other resources (approx. \$100k Kit).

A good opportunity for the community to come together & fundraise.

Action: A more detailed report to come from Raewyn. WIP.

15. TDC Update including Erosion - Angela Salmon

Erosion: Angela advised an update had been given at the AGM on the breakwaters proposed parallel to the eastern shore of Kuratau, with a good response both at the meeting and subsequent feedback from the community. TDC managing this, with it now out for resource consent. WIP.

Tennis Courts: Kaimanawa and Parehopu courts will be resurfaced over the coming months. A request to add pickle-ball lines is with TDC.

Tracks: Discussion on the need to have the tracks better cleared – Can this be done by the community with TDC? A reminder the shore track between Omori and Kuratau is not to be ‘overly cleared’. It is essential that debris/matter builds up to avoid further erosion of both the cliff and the shoreline. It is hoped in a few years a proper track will be built.

Action: Raewyn to add the O-K track info to Facebook.

Antenno: Is TDC’s efficient app for reporting issues; info is also on the new OKRA website.

Action/Other: Angela to talk to TDC about tracks, who is responsible for speed limit on Te Puke Road, dog bylaws.

16. Ad Hoc Local - Chess set, NY Security 2025-26, Other

Fix-It: Ross has offered to fit any things that need fixing! An ex-builder and handyman, and can tidy up any reserve seating, tables, etc as needed.

Chess Set Action: Kevin will arrange purchase of another ‘Black Knight’. Approx \$50.

New Year’s Security: Police had a good presence, but the Security Firm organised by OKRA for 3 nights over NY had to pull out. Much damage and removal of street signs, etc, by partygoers. To look at as the year progresses.

17. OKRA Meetings for 2025

Next Meeting Saturday 1 March at 10am at the Hall.

Yet to ascertain what day/time suits most – ideally at a public holiday, but no suitable one until Easter, hence 1 March.

A standing order to invite Sandra Greenslade (our TDC Counsellor) and Marama Isherwood, TDC’s Community rep based in Turangi.

18. Any Other Business

- a. Raewyn tabled a A4 map of the walking tracks in Pukawa, Omori and Kuratau. A tangible and useful guide to our area.

Action: Raewyn and Angela to look at reproducing, with the three associations of Pukawa, the Hall and OKRA to be profiled.

- b. Amanda tabled some questions on behalf of a ratepayer regarding erosion, and Angela has offered to talk to them if they wish.

Meeting Closed at 12.25pm

(Alan acknowledged the meeting was a long one, to introduce new members, and fully discuss items. It is expected to be shorter in the future!).

Next Meeting

Saturday 1 March, 10.00am at the Hall.