



The Inner West AGENCY Project Incorporated

Annual General Meeting

31st October 2018 7.00pm to 8:30 pm

Rear Meeting Room, Balmain Town Hall MC Susan Hamilton

Minutes of Meeting

Meeting Opened at 7.05 pm

1/ Apologies and Acknowledgment of Country – Susan Hamilton

Apologies: Caroline Homer, Frouke de Rouver, Karin Gallagher, Margo Hoekstra, Vincent McCauley, Louise Silburn, James Scandol, Hock Lim Ooi

2/ Confirm minutes of Inaugural AGM 2017 – Guy Luscombe

Moved by Guy Luscombe, seconded Margot Woods. Carried

3/ President's Report on the Activities of the AGENCY Project for 2018 – Guy Luscombe

4/ Hub Report – Margot Woods Hub Update to be put on the website

5/ Consider and accept the financial statement for 2018 – Susan Hamilton as per report tabled

Moved by Roger Hamilton, seconded, Guy Luscombe. Carried.

6/ Elect office bearers and ordinary committee members – Susan Hamilton.

All positions filled as per Item 6 of the Agenda.

7/ Consider and vote on Special Resolution No 1 "Amendments to the Objects of the Association" – Roger Hamilton.

Carried as a Special Resolution tabled as per Item 7 of the Agenda.

8/ General Business: Plans for 2019 – All. Questions were taken by the Steering Committee regarding the future of the AGENCY Project.

There being no further business, the meeting was closed at 2000.

A presentation by Jason Twill – Urban Apostles–Cohousing Study Tour of Europe 2018 followed.

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Item 3: President's Report

Executive Summary

Reflecting upon the last year and beyond, to when the AGENCY project started, the obvious question to ask is what have we achieved? The best way to answer that is to look at what we set out to do at the IAGM last year. Our main initiative was to break up the Project into four (later five) pillars that would focus of the AGENCY project's work. These pillars were:

- The Building
- The Hub
- Advocacy and education
- Membership
- Finance and Legal

Highlights

In all these areas the AGENCY Project has grown and had some success, primarily by involving members working together. More detail for each of these areas follows but the stand outs have been the two workshops run in April and July attended by over 60 people each. Both showed the enthusiasm and energy were there for what we are trying to achieve and provided some direction as we progress. Other highlights were the 100 in 1 day; the information sessions; the activities arising from the hub workshop and even an appearance on ABC 7.30!

However, the biggest highlight has been the people we have engaged with and their enthusiasm. We have grown our membership from 30 odd to over 100. As a steering committee this has been very humbling and the responsibility to deliver all the more important.

Challenges

There is no doubt that there is a need and desire for co-developing housing and services for people as they grow older around existing networks and local neighbourhoods but however well intentioned, there is still a lot of work to do. The AGENCY project is run completely by volunteers and the 6 steering committee members meet at least once a month to discuss how we can advance the Project's aims. The modest, almost token, membership fee we charge has meant we can run our events and pay for expenses (hall and equipment hire, materials etc.). But our biggest challenge has been trying to find the time and resources to pursue our goals and deliver on the vision we have set.

Farewell to a champion!

It is with deep regret that due to other commitments, Dr Margot Woods has decided not to continue on the steering committee next year. She was a founding member and has been an enthusiastic champion and driving force from the very start. The AGENCY Project owes much of its success to her constant effort, wise counsel, warm acceptance and cheery nature. It will be hard to imagine how we will go on without her. Thanks Margot. Margot will of course stay on as a member.

We hope you will continue your participation and to lend your enthusiasm and energy to the project. We look forward to an exciting year ahead.

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Item 5: Treasurer's Report

Annual Treasurer's Report

October 2018



Opening Balance	26-Oct-17	\$	780.63
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Financial Receipts

Memberships Dues Received	\$	1,840.00
Donations Recvd	\$	760.00
Bank Interest Recvd	\$	2.42
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<i>sub total</i>	\$	2,602.42

Total Receipts	\$	2,602.42
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Expenses

Incorporation fees	\$	164.66
Facebook fees	\$	39.00
Gifts	\$	190.00
Materials for 1in100 Day	\$	433.13
Printing DL		
Brochure	\$	638.00
Workshop		
Expenses	\$	100.00
Survey Monkey		
Sub	\$	198.00
WordPress Website fee	\$	129.00
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<i>sub total</i>	\$	1,891.79
Holding Deposit for AGM Venue	\$	550.00
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<i>adj total</i>	\$	2,441.79

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	-\$ 2,441.79
Calculated Balance 30 September 2018	\$ 941.26
Diff	\$ -
Balance at Bank 30 September 2018	\$ 941.26
<i>Adjusted balance after Holding Deposit returned</i>	\$ 1,491.26

Membership Report

	Oct-17	Oct-18	% change
Current Contacts	150	143	-5
Financial Members	37	108	192
Hub Members	0	83	83%

Item 6: Election of Office Bearers

The following nominations have been received to date:

President

Guy Luscombe – Moved Keryn Curtis - Seconded David Scandol

Vice President

Keryn Curtis – Moved Susan Hamilton – Seconded David Scandol

Secretary

David Scandol – Moved Susan Hamilton – Seconded Roger Hamilton

Public Officer

Roger Hamilton – Moved Guy Luscombe – Seconded David Scandol

Treasurer

Susan Hamilton – Moved Keryn Curtis – Seconded David Scandol

Committee Member

Pamela Wright – Moved Keryn Curtis – Seconded David Scandol

There are two further vacancies on the Steering Committee and nominations are welcome.

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Item 7: Special Resolution - Amendment to the Objects of the Association

Motion: The Objects of the Association be amended to;

The activities of the Inner West Agency Project Incorporated will be conducted in accordance with the principles of the following Charter:

1. Residents intend to live with, and support each other, as an Intentional Community.
2. Our Community will support everyone to live and age in a healthy and dignified manner and does not discriminate.
3. We are willing to live with people of all ages.
4. Our Community will create and nurture, a diverse, productive and recreational environment.
5. All residents accept each other's right to security, privacy and enjoyment of the Community.
6. The Community must have a consultative and transparent decision-making process.
7. The Community will have a robust and transparent appeals process.
8. We will have a clear process for admittance to, and exit from, the Community.
9. All residents are financially independent of each other. (issue with two members of the one unit)
10. All residents intend to personally contribute in governance or communal activities depending on physical and or mental ability"

20 for the motion, none against, several abstained.

Discussion: Do we need to come up with another word for 'resident'.

Don't want a lot of energy spent on policing tenants.

Amendments:

'Residents' to 'owners'

'Residents' to 'stakeholders'

'Residents' to 'members' 9 for both, resolved in the negative

'Homeowners' for 'residents'.

'Residents' to 'chartered members'

Do we need a dictionary of definitions?

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The following issues are less clear and have been removed from the Objects of the Association as they require further discussion in the future.

I want to be able to rent out my space so I can leave for extended periods of time. (66%)

I want to have a say in who lives in the project (tenant or owner). (68%)

I want to choose my tenant and will ensure they abide by the rules of the Community. (76%)

Residents who do not comply with by laws can be forced to leave the Community (76%)

Residents who fall behind in their financial contributions can be forced to leave the community. (69%)

The issue of age was also slightly contentious. (75%)

Finally, we have a broad potential investment pool of around \$35million dollars and a potential seed capital of \$15,000.

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