

DOWNER COMMUNITY ASSOCIATION MEETING - FINAL

Downer Community Centre, 4 June 2018

PRESENT

Miles Boak, Amit Barkay, Jacqui Pinkava, Denys Garden, Philida Sturgiss-Hoy, Sam Hussey-Smith, Greg Mulvaney, Patti Kendall, Steven Sedgwick, Peter Carey

Meeting opened 7.05pm

Chair Miles Boak

1. APOLOGIES/MINUTES/CORRESPONDENCE

MEETING APOLOGIES

Robyn Rennie

PREVIOUS MEETING MINUTES

Amended, accepted and signed.

DCA CORRESPONDENCE RECEIVED

See Attachment A for correspondence received to DCA inbox. Does not include email sent directly to committee members. Noted that Sue Dyer was a prolific correspondent.

2. CENTRE LIAISON OFFICER REPORT- Amit

- Kerri Paloni is settling in well
- Problems with two heaters, awaiting the boilers to be fixed by private contractor. Amit to be present to ensure it is done properly this time.
- Stephen has spoken to ACT Debt Recovery about issues with their billing.
- Gutters were replaced by ACT Government two week ago.
- Status of the public toilets near the oval. Correspondence on 15 May from Minister Fitz-Harris, Minister for City Services, saying that the toilet situation was not in scope presently but being reviewed and other obfuscating words. TCCS have advised that under no circumstances will the toilets be re-opened.
-

ACTION: Amit to contact ACT Property to sort out issues with bills.

3. TREASURER'S REPORT

- Provided as hard copy, can't attach PDF to Word document!.
- Expenses in May totalled \$5,420 with almost half of this for insurance (\$2,465). Discussed pursuing cheaper insurance as this could save \$1,000. Miles had contacted NCCC to inquire about their insurance arrangement. Yet to hear back.
- Noted two \$550 bills from ACT Property, currently being disputed (see above).
- Quote received for reprint of Downer@50 books, \$2,711.

ACTION: Stephen to follow up with John Leiber, NCCC on insurance.

4. REPORT OF FINANCIAL MODEL OF DCA- Denys

- Draft report prepared by Stephen and Denys. Copy at Attachment C.
- Main points- 80-90% of income is from room hire at ~ \$30,000 pa. Main annual costs are wages (~\$15,000), utilities ~\$7,000, insurance (~\$2,500+). Usually break even over a 10 year period.
- Noted that we have been relying on the "good years" 2006-2010. Currently in the "loss years"- 2015-2017. Need to watch this downward trend and to consider ways to increase revenue and cost savings.
- Suggestion to increase rent. Noted that rates had not increased for some 15 plus years. Sam noted that the usage of the Centre could be expanded through advertising and offered to do so on Facebook, Gang Gang etc. Noted that the focus of room hire was on regular and long-term bookings not one-offs.
- Idea of charging for storage, as this is a feature that few other venues offer.
- Patti noted that fee increases would need to be carefully managed with the long-term users.
- Discussed if it would be useful for DCA to have an annual Budget. Miles noted that it would be useful for substantiating our lease if required.
- Miles thanked Peter and Aniko Carey from Luton for covering the cost of the printing of the DCA newsletter saying that it saved some \$1,200 pa.

ACTION:

- Denys and Stephen to meet with the auditor to ensure figures in their report are correct.
- Run some modelling on room hire rates that have least impact on current users.
- Have a second look at their review and present at next suitable meeting.
- Prepare a DCA Budget

5. GATEWAY STUDY FOLLOW-UP

- Miles reported that he had been in contact with Petra Oswald Urban Renewal in EPSD. They are considering the submissions. No information on how many received.
- Patti noted that she feels that many people in Downer are ignorant of the Gateway proposal and that we should include an article about it in the next DCA newsletter.

ACTION: Miles to arrange for Petra to present to DCA once they have something definite to report.

6. DOWNER SQUARE WORKING GROUP UPDATE

- Working Group met with Rod Baxter from Urban Renewal in EPSD on 9 May. He sent email to Miles with indicative dates for the work. Request for tender for the works closes on 7 June. Expect to let the tender on 12 June with practical completion expected by 24 September.
- Njegosh Popovic, the owner of the shops, attended the meeting and provided a report on what was discussed. Emailed to Miles. Noted that storm water drainage work is required. Rejected corten steel to replace the circular brick. Suggested patching the brick and adding mosaics (like in Watson). Additional bike racks, fix up the Telstra trench, get an electricity ox, better lighting, refurbish clock tower... find a kangaroo art work made of steel!
- Miles noted that TCCS will be looking after the works. Their budget is unknown. No dedicated funds for the job and money is coming out of surplus.

ACTION:

- Plan a Party at the Shops some time after 24 September 2018.

7. DCA DOWNER@50 BOOK REPRINT

- Quote received from Canprint for printing of 500 Downer@50 books in colour. This works out to be \$5.42 per book, to be sold at \$10, an almost 50% profit.
- Committee agreed to proceed with the re-print and accept the quote.

8. CHC STAGE 1

- Rhiannon McClelland has left CHC.
- Miles informed by Kieran Fordham that the agent release of The Bradfield stage 1 commenced on 25 May.
- Jacqui emailed the committee present a copy of the e-brochure for this release from LJ Hooker that had been sent to people who had registered interest.
- Public release of The Bradfield is expected in the second week of June.
- Construction is forecast to commence in August 2018. No completion date given.

9. OTHER BUSINESS

- Miles sent a copy of the DCA submission to the City and Gateway Draft Framework to the committee. Jacqui has provided a copy to Suzanne Pitson in response to her email.
- Chairs offered by U3A are no longer available.

10. NEXT DCA MEETING

2 July. Miles will be having a walking holiday in the UK. Amit will chair the meeting. Do not bring bananas to the meeting!

Meeting closed 8.20 pm.

Miles Boak
Convenor

Jacqui Pinkava
Secretary

ATTACHMENT A

DCA COMMITTEE MEETING 4 JUNE 2018

CORRESPONDENCE via email for period 8 May to 3 June.

7 May- Caroline LeCouteur- to me, copy of her Gateway submission. Forwarded to Miles. Not for distribution.

8 May- Patti Kendall .

Copy of her Gateway Submission. Forwarded on to all committee members FYI.

8 May Byron Singlines.

Submission comments and wanting soft copy of DCA submission.

I responded 8 May, noting that I did not have submission but deadline extended.

I forwarded his request to Miles.

Acknowledged by Miles.

9 May Kate Atkinson- university student doing article on the leasing of community halls. Wanted info on Downer situation.

10 May I responded with cc to Greg and Miles. Both responded with more information.

12 May thanks received.

9 May Sue Dyer, general comments on Yowani, sent also to Miles.

I responded by sending link to CT article 11 Dec 2017 outlining Yowani plans.

10 May- Miles responding to Bruin Christensen saying he will be kept in loop on planning.

12 May Rob Miller- link to CT article on CHC and ACT Gov call on its \$50 million loan.

13 May- Sue Dyer- copy of CT interview with Ken Taylor on "Fort Northbourne"

14 May- Majura Women's Group- heating issue at Centre. 15 May forwarded to Amit.

14 May- Janka Geckova- Majura Pre-school Fete leaflet to circulate. Convinced I sent an email to all on email list, but can't find!

15 May- NCCC- next meeting

16 May- Sue Dyer- link to CT article on Gov seeking comments once again on city improvement!

20,21,23,23,26,27 May- Sue Dyer- links to various planning news items, south Canberra, NSW and copy of her comments to CT.

31 May- Rob Miller- link to CT article- error in link

3 June- Sue Dyer, noting 8 June deadline for comments on City Renewal ideas, link to CT article.

Article includes Dickson as part of the City Renewal.

OUTGOING- separate from responses to those above.

11 May- to Miles/Amit/Stephen- draft minutes for comments.

17 May- to Miles, noting Dan Stewart as email contact for all Yowani questions and chase up on Minutes and DCA submission.

19 May- to Committee, request for update of contact list and then sent out contact list on my personal email.

Hopefully an email to all members on mailing list about the Majura Pre-School fete on 19 May!