

Minutes

Birchdale Courts

DATE

April 22nd, 2026.

TIME

5:00 PM

MEETING CALLED TO ORDER BY

XXXXX

IN ATTENDANCE

XXXX

APOLOGIES

XXXXX.

REPORTS

Chair XXXXX presented his report.

XXXXX firstly moved that the minutes from the last meeting of March 16th 2025 be approved.

Moved: XXXXX

Seconded: XXXXX

Aye: 12 - APPROVED

Keith then moved that the financial report for the year ended 31 December 2025 be approved, and a suitable auditor found to do an audit of this financial report.

Moved: XXXXX

Seconded: XXXXX

Aye: 12 - APPROVED

MAINTENANCE PLAN

- Painting the fence along the driveway was discussed, and how to go about it. There were suggestions that we would need to clear plants and vegetation from the fence first, then clean the fence by water blasting, and then spray the paint onto the fence. Someone mentioned that our nextdoor neighbour, XXXXX, had done this, and a suggestion was made that someone could approach XXXXX to find out how she did it. Also, XXXXX very kindly offered the loan of a water blaster for this project. XXXXX also very kindly offered that she has a trade account at Bunnings, that could be used to get discounted materials, and then reimburse her. This remains a work in progress, and might have to wait until the Spring.

GENERAL BUSINESS

- XXXXX was thanked by everyone at the meeting for fixing the broken lamp in the forecourt. It looks fantastic now and is a big improvement. Thank you very much XXXXX.

NEW BUSINESS.

- XXXXX reminded everyone that it was agreed last time that XXXXX would be paid \$20 for refreshments for the meeting in future.
- XXXXX mentioned that there had been extensive flooding in the forecourt with recent heavy rain and that the forecourt currently seems to have some drainage issues. This has been a recurring issue, and we will monitor this.
- XXXXX asked about the trees on the neighbouring property. She said that she had noticed a lot of sycamore seeds falling on her property at Number 5. The units at Number 5, 6, 7, 8 and 9 are especially susceptible to this problem.

FOLLOW UP

XXXXX is going to get the details of a community accountancy firm to pass on to XXXXX for the audit.

XXXXX is going to contact our local MP to find out if anything can be done about the shedding of sycamore seeds and pine needles from the mature trees on the neighbouring property.

AJOURNMENT

The meeting finished at 6pm.