

**COMMITTEE MEETING MINUTES**  
**January 2020**  
**LANDLORDS' ASSOCIATION (S.A.) INC.**

DATE :- 30.01.2020 at 6.30 pm

LOCATION :- LASA Office

CHAIR PERSON Rodney WEBB was appointed and acted as Chairperson for the meeting.

**PRESENT :-**

Margaret KOHLHAGEN **President** David PLANT **Vice President**

Rodney WEBB **Secretary** John WYK **Asst Secretary**

Patricia WEBB **Treasurer** Margaret BUNFIELD **Asst Treasurer**

Marco ARNESE **Committee** Peter ALLEN **Committee**

Stan HERESZTYN **Committee** Garry BATOR **Committee**

Liz DINGLE **Committee**

**APOLOGIES**

Margaret BUNFIELD

**PROXY TO**

Rodney WEBB

**GUEST/S**

David PLANT

**QUORUM**

A Quorum was declared as there were 8 out of possible 10 members present.

~~A Quorum was not declared as there were \_\_\_\_\_ out of possible 10 members present~~

**MINUTES OF THE PREVIOUS MEETING**

It was resolved that the Minutes of the Committee Meeting held on 28th November 2019 be accepted as:

a true and accurate record ~~/ amended as a true and accurate record.~~

Moved Rodney WEBB **Seconded** Patricia WEBB **Carried** Yes

**BUSINESS ARISING**

Chase up insurance company Rod and Patti still to pursue.

**ADDITIONAL AGENDA ITEMS**

Rodney to nominate David PLANT to the position of Vice President – Accepted by David

**CORRESPONDENCE IN**

Commonwealth Bank correspondence only

Moved \_\_\_\_\_ Rodney WEBB \_\_\_\_\_ Seconded \_\_\_\_\_ Patricia WEBB \_\_\_\_\_ Carried \_\_\_\_\_ Yes \_\_\_\_\_

**CORRESPONDENCE OUT**

Only emailed receipts

Moved \_\_ Patricia WEBB \_\_\_\_\_ Second \_\_\_\_\_ Rodney WEBB \_\_\_\_\_ Carried \_\_\_\_\_ Yes \_\_\_\_\_

**REPORTS ( All reports should show mover & seconder )**

**President**

Discussed "Consentual Orders".

Moved \_\_ Margaret KOHLHAGEN\_\_ Seconded \_\_\_\_\_ Rodney WEBB \_\_\_\_\_ Carried \_\_\_\_\_ Yes \_\_\_\_\_

**Vice President - Hopefully David PLANT** – Accepted thank you.

Done and dusted

Moved \_\_ David PLANT \_\_\_\_\_ Seconded \_\_ Rodney WEBB \_\_\_\_\_ Carried \_\_ Yes \_\_\_\_\_

**Secretary**

Louise SPARKS has returned her building key and associations' thumb drive memory by registered post. To be re-imbursed for the expenses in doing so? No.

Moved \_\_\_\_\_ Rodney WEBB \_\_\_\_\_ Seconded \_\_\_\_\_ John WYK \_\_\_\_\_ Carried \_\_ Yes \_\_\_\_\_

**Assistant Secretary**

Nothing to report

Moved \_\_\_\_\_ John WYK \_\_\_\_\_ Seconded \_\_\_\_\_ Carried \_\_\_\_\_

**Treasurer**

Status of our Insurance Policies: Renewed 28.11.19

- As per provided copy of financial reports

**December 2019**

Income : \$280.00  
Expenditure : \$895.56  
Bank Reconciliation : \$6,272.40  
Term Deposit : \$57,000.00  
Total Accounts : \$63,272.40

**January 2020**

Income : \$80.00  
Expenditure : \$1,151.73  
Bank Reconciliation : \$5,200.67  
Term Deposit : \$57,418.13  
Total Accounts : \$62,618.80

Office rental expenses now exceed our income and needs to be resolved.

Rent for the year is approximately \$7,256.00

Offers of spare space has been offered by Liz DINGLE and Margaret KOHLHAGEN.

Moved \_\_ Patricia WEBB \_\_\_\_\_ Seconded \_\_ John WYK \_\_\_\_\_ Carried \_\_\_\_\_ Yes \_\_\_\_\_

## Assistant Treasurer

Apology – proxy to Rodney WEBB

Moved \_\_ Margaret BUNFIELD \_\_\_\_\_ Seconded \_\_\_\_\_ Carried \_\_\_\_\_

**Database:** 1 enquiry to add info, still waiting for return of form.

## Membership Officer:

Current membership \_\_170\_\_ members.

One re-renewal membership applied for then decided not to proceed.

Moved \_\_\_\_\_ Rodney WEBB \_\_\_\_\_ Seconded \_\_\_\_\_ Carried \_\_\_\_\_

## Committee:

**Liz Dingle** has arranged for her accountant to include one of our flyers in her mailouts to her clients. Rodney posted her a copy of our printed application form which also serves as an advertising medium. Yet to hear back.

**Liz Dingle** to introduce our guest speaker at our next General Meeting.

Moved \_\_\_\_\_ Liz DINGLE \_\_\_\_\_ Seconded \_\_\_\_ Rodney WEBB \_\_\_\_\_ Carried \_\_\_\_ Yes \_\_\_\_

## AGENDA ITEMS and GENERAL BUSINESS

- Insurance policy requirements regarding committee member names – unable to determine from the policy documents the requirement for naming committee members with the insurance company. Action – Rodney and Patricia
- Formation of a sub-committee – again to be checked with our insurer
- ESCOSA re water billing to rentals – outstanding still, Rodney
- Water Billing MP David Speirs for November General Meeting \_ Offer of alternative rep. Liz suggested accepting the offer as the rep would be from the minister’s office – agreed.
- Guest speaker \_ February General Meeting \_ What about Phil Moss – Yes, actioned Liz
- Bank account authorisations – outstanding, Rodney to start from scratch. Going to use current authorizations.
- Choolie pursuit – Louise to follow up. Letter has been sent and we will follow up. Last comment from Louise was that her lawyer contact was off on sick leave. Liz would like to see a copy of the court process documents.
- nbn connection to be pursued. Outstanding still, - Rodney
- Newsletter articles – lack of being addressed.
- Website update – Rodney . Approval given by committee to hire Craig as a consultant to help decide what is needed and what is not for ongoing website maintenance etc. his report has been sent to seoFast for resolution. Awaiting website upgrade. Isha B reported back after attending to Craig’s reported shortfalls after Tuesday 28.01.2020. Response sent to Craig for further comment and to Margaret B for information update.
- Margaret K has provided us with a photocopier, a KYOCERA brand colour photocopier/printer Model TASKalfa 3051ci for \$1000. Action – Still to be paid for, on hold for now thanks to Margaret. Spare toner cartridges available at her home ready for collection.
- Projects to be addressed to further the association’s efforts in improving the operation of our rental responsibilities. This is an opportunity for any individual committee member to pursue an issue for the betterment of the private rental business conducted by the state’s landlords.
- Liz contacted me in relation to an article in the Advertiser, Monday Money, by Anthony Keane. We used to send him a copy of our newsletter until a previous committee decision

stopped the practice. We also used to mail to the Australian Investors' Association. Should we resume these mailouts? Rodney to check the process.

- Gino Leuci, a current member, has suggested a representative from Wicks Building Group to be a guest speaker at one of our meetings.
- A past member has been in contact with his local state MP, Fraser Ellis, regarding the unfairness of the landlord having to pay the SACAT application fee even if the tenant is in the wrong. He is seeking to have this legality put in place by the previous Labor government reversed. He also discovered that no one within Consumer and Business Services has the authority to impose the fines documented in the Residential Tenancies Act (1995).
- Steve BALABAN and Chinese students returning from China as a health concerns on his current boarding house occupants. Decision is "not for LASA to follow up".
- Louise reimbursement - No.
- David P brought to our attention that care is needed when dating documents in 2020. 2020 should be used instead of just 20 to indicate the year.
- David OSBORNE from Housing etc. wants to address our committee. Agreed, Rodney to contact David O for possible meeting arrangements.

NEXT COMMITTEE MEETING to be held at Office on 28<sup>th</sup> February 2020

MEETING CLOSED AT 19.50

CHAIRMAN 

DATE 27.02.2020