

COMMITTEE MEETING MINUTES
September 2022
LANDLORDS' ASSOCIATION (S.A.) INC.

DATE :- ___ 21.09.2022 ___ at ___ 19.30 ___ pm

LOCATION :- ___ 46 Metala Road, Paralowie, SA, 5108 ___

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

PRESENT :-

___ Margaret KOHLHAGEN ___	President	___ David PLANT ___	Vice President
___ Vacant ___	Secretary	___ John WYK ___	Asst Secretary
___ Patricia WEBB ___	Treasurer	___ Vacant ___	Asst Treasurer
___ Marco ARNESE ___	Committee	___ Rodney WEBB ___	Committee
___ Stan HERESZTYN ___	Committee	___ Vacant ___	Committee
___ Vacant ___	Committee		

APOLOGIES

PROXY TO

GUEST/S

___ Tony SALERNO ___

QUORUM

A Quorum was declared as there were ___ 7 ___ out of possible ___ 7 ___ members present.

A Quorum was not declared as there were _____ out of possible ___ 7 ___ members present

MINUTES OF THE PREVIOUS MEETING

It was resolved that the Minutes of the Committee Meetings held on **_ 9th November 2021** be accepted as:

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

Moved ___ Rodney WEBB ___ **Seconded** ___ John WYK ___ **Carried** ___ Yes ___

BUSINESS ARISING:

Nil

ADDITIONAL AGENDA ITEMS

Nil

CORRESPONDENCE IN

Commonwealth Bank correspondence
Membership Renewals
Email from Arnulf Anders querying LASA response to rent restrictions.

CORRESPONDENCE OUT

Emailed receipts
Emailed response to Arnulf

Moved ___ Patricia WEBB ___ **Seconded** ___ Margaret KOHLHAGEN ___ **Carried** ___ Yes ___

REPORTS (All reports should show mover & seconder)

President :

Radio interview with Greens Minister
Meeting with Hon Michelle LENSINK, MLC, shadow minister for Social & Community Housing
Forum convened by Minister for Consumer & Business Services, Hon Andrea Michaels

Moved ___ Margaret KOHLHAGEN ___ **Seconded** ___ Patricia WEBB ___ **Carried** ___ Yes ___

Vice President

Greens rent issues going before parliament.
Queensland legislation for including ownership of other state rental properties for the purpose of
calculating land tax liability.
Vetting various venues for the purpose of holding membership General Meetings

Moved ___ David PLANT ___ **Seconded** ___ John WYK ___ **Carried** ___ Yes ___

Secretary

Position vacant

Moved _____ **Seconded** _____ **Carried** _____

Assistant Secretary

Received numerous phone calls in relation to the association's activities.

Moved ___ John WYK ___ **Seconded** ___ Margaret KOHLHAGEN ___ **Carried** ___ Yes ___

Treasurer

Status of our Insurance Policies: Renewal due 28.11.21 at a cost of \$2,119.71

End of Financial Year 2022

Income for the year : \$6211.07
Expenditure for the year : \$7414.87
Bank Reconciliation : \$3,677.52
2021 Cheque Account balance bought forward : \$4,844.55
Cheque Account balance as at 30th June 2022 : \$3,677.52
Term Deposit : \$50,352.81
Total Accounts : \$54,030.33

Financial Statement for the month of July 2022

Income: \$2,450.00
Expenditure: \$527.00
Cheque Account balance as at 31st July 22: \$5,600.52
Term Deposit: \$50,529.04
Total Accounts: \$56,129.56

Financial Statement for the month of August 2022

Income: \$2,750.00
Expenditure: \$858.43
Cheque Account balance as at 31st August 22: \$7,492.09
Term Deposit: \$50,544.06 accruing interest at 1.3% pa
Total Accounts: \$58,036.15

Moved ___ Patricia WEBB ___ **Seconded** ___ Marco ARNESE ___ **Carried** ___ Yes ___

Assistant Treasurer

Position vacant

Moved _____ **Seconded** _____ **Carried** _____

Database: One enquiry since November 2021.

Membership Officer:

Current membership ___ 108 ___ + 4 ___ members.
Not Renewed ___ 36 ___

Moved ___ Rodney WEBB ___ **Seconded** ___ Margaret KOHLHAGEN ___ **Carried** ___ Yes ___

Public Officer:

Nil

Moved ___ Marco ARNESE ___ **Seconded** _____ **Carried** _____

Committee:

Stan HERESZTYN

Tony SALERNO

Moved _____ **Seconded** _____ **Carried** _____

AGENDA ITEMS and GENERAL BUSINESS

- **Agenda of meetings:** – Needs to be followed to allow all business to be conducted as listed.
- Appointment of Tony Salerno as a committee member. **All committee voted in favour.**
- Nomination for the Secretary role please? **No**
- Nomination for Assistant Treasurer please? **No**
- Filling of the vacant committee positions. **No suggestions as yet.**
- WEA course on “Wordpress” for the better operation of our website. **Rodney intested in the course**
- The usage of “Zoom” as a live stream covering our General Meetings. **Tony to assist in implemening**
- SACAT application fee – always the landlord who pays. **Margaret has this as a current issue**
- Future committee meetings. **To be determined by consensus instigated by Rodney**
- **Newsletter:** Rodney stated that a few years ago it was minuted at a committee meeting that he did not wish to be responsible for the newsletter compilation: He is still doing it and wishes not to. Resolution not decided upon. Approach Antonia Zotti to determine if she would like to be employed for this task.
- **Website:** An absolute disaster. Marco has offered to be a pain in the proverbial to Seofast, the company which built and is hosting our website. **Marco and Rodney to collaborate on rectifying the outstanding website issues with Seofast.**
- **General Meetings:** Committee agreed to persue the concept of renewing General Meetings at Fullarton Park starting with February 2022. Rodney contacted the venue’s administration to effect details. The usual booking timetable that we had in the past is no longer available but Wednesday nights instead are. David P has made enquiries of various venues. I have received a note from one of our members detailing the availability of the Police Club at Holden Hill. **To be decided by consensus instigated by Rodney.**
- **Insurance policy:** Requirements regarding committee member names and formation of a sub-committee – Patricia has supplied the insurance company with the committee names but they have said that they do not wish to document the names of our committee members.
Resolved
- ESCOSA re water billing to rentals – outstanding still, Rodney. Trying to engage Gerhard SCHURER due to his ongoing communication with SAWater. Still an outstanding issue. Aasha Sriram from Uniting Communities wishes to involve us in a joint communique to our government minister responsible for “water billing directly to tenants”. **Agreed to persue.**
- **Choolie pursuit:** – Louise to follow up. Letter has been sent and we will follow up. Last comment from from Louise was that her lawer contact was off on sick leave. Rodney followed up again. **Louise suggested that this issue is not going to proceed, no further action.**
- **Newsletter articles – Please?**
- **Any 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 persue an issue for the betterment of the private rental business conducted by the state’s landlords. **Our brochure information needs to be updated and then printed.**
- A past member (Ian Matthews) had 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).
Resolved by Margaret persuing the SACAT fee issue.
- David OSBORNE, Manager of Housing Safety Authority, wants to address our committee, committee agreed. Rodney has contacted him to organise a meeting format. No response as yet, Rodney to follow up again. **Willing to be guest speaker at our next General Meeting.**

NEXT COMMITTEE MEETING to be held at Metala Road on TBA

MEETING CLOSED AT 21.20

PREVIOUS MEETING MINUTES ACCEPTED BY CHAIRMAN Marco Arnes **DATE** 07.09.23

Marco Arnes
Arnes