



Board STRATEGY Meeting MINUTES
The Hut Community Centre Community Room
Wednesday 20 March 2024

6.00 – 8.00pm

Attendees: David Rawnsley (Chair), Ann Croser, Greg Bussell, Geoff Keynes, Deborah Turnbull, Sarah Moulds, Jenni Bottroff, Tony Rogers

Apologies: Sharon Maslen, Pamela Patane

In attendance: Deb Bates (EO)

1. Meeting Opening

- 1.1. David gave acknowledgement of this meeting being held on Aboriginal Land
- 1.2. Apologies: Sharon Maslen, Pamela Patane
- 1.3. Conflict of Interest: none

2. Minutes of Board meeting held on 21 Feb 2024 accepted as a true and accurate record.

Moved: Ann Croser **Second:** Greg Bussell **All in favour:** Carried

3. Action items:

- 3.1. All completed action items to be removed.

4. Business

- 4.1. Sale of Aldgate Valley Community Hall Property. Prior to the meeting but after the dissemination of Board papers, the EO received an amended quote from Josh Biggs at Harris with an offer to reduce his commission to 1.65%. This was presented to the Board at the meeting. The Board were appreciative of this offer as well as the reduced commission offer from Rosalie Crowder at Belle. In the Agenda and Board papers, the EO presented four (4) motions for the Board to discuss in relation to the sale of the property.

The Board acknowledged the long standing relationship The Hut has with Josh Biggs and the value of Harris annual Christmas Pageant sponsorship which played a critical role in their decision.

Decision #1 – Real Estate Agent

Motion: The Board engages Josh Biggs at Harris Stirling accepting his reduced rate of 1.65% commission.

Moved: G Keynes **Second:** G Bussell **All in favour:** Carried

Action: Advise Josh Biggs and Rosalie Crowder of the Board's decision to engage Harris
Action: EO

Decision #2 – Auction date

Motion: *The Auction be held as soon as can be practically arranged by Josh.*

Moved: G Keynes

Second: S Moulds

All in favour: Carried

Decision #3 - Reserve

The price to set the reserve at was considered in light of the two valuations received with \$725,000 sitting in the middle of the range. This amount is not set until the auction date and can be changed.

Motion: *The reserve price is to be set at \$725,000.*

Moved: Greg B

Second: Ann Croser

All in favour: Carried

Deb Turnbull arrived at 6.29pm

D Rawnsley thanked all Board members for their quick response to the EO's email dated 15th March 2024 regarding the beneficiary of the final 10% proceeds of the AVCH sale.

Motion: *The Board ratify the decision made by email dated 15th March 2024 to appoint the Aldgate Valley Landcare Group as the beneficiary of the unallocated 10% proceeds of sale.*

Moved: Ann C

Second: Geoff K

All in favour: Carried

Motion: *In the event that all three (3) Executive committee members are not available, the Board gives authorisation for two members of the Executive Committee plus one Board member to finalise the sale, if negotiations are required. All three board members are to be in full agreement (unanimous).*

Moved: Geoff K

Second: Sarah M

All in favour: Carried

4.2. The Hut Board members have been invited to attend the 'Farewell to the Aldgate Valley Community Hall' event on Saturday 23rd March. The invitation was extended so we could be available at the gathering to talk about the reasons behind us selling the hall and acknowledgement of it being the last remaining icon in the Aldgate Valley that shows it used to be a community. The Board agreed that we would contribute to the funding of an historical marker to show our appreciation of the use of the hall and to ensure the Aldgate Valley remains remembered. D Rawnsley and D Turnbull have indicated that they will attend the farewell but any other Board member able to attend the farewell is encouraged to do so.

4.3. Business Supporters Thankyou event

4.3.1. A list of Invitees and their involvement with The Hut was presented to Board.

4.3.2. EO gave a draft run-through of the event.

4.3.3. Key Messaging / Board Member roles/ ideas include:

- Strategic future – new projects / loneliness / inclusion projects
- Diversity of partners / supporters
- We are sensitive to the immediate pressures of small businesses

- Appreciation for their support – longevity
- How can we assist with increasing their business/support their business
- Creative sponsorships – look for creative and strategic ways to partner and support each other
- Looking for opportunities to broaden our horizons, for sustainability, future proofing due to two years of deficit budget – eating into our resources.

EO has been requested to

- Make available new brochures and annual reports.
- Remind Board members of the Awards for EO and CDM in past 12 months.
- EO to make badges for Board members, to include their full names and BM title.

5. WHS report

5.1. Nil to report

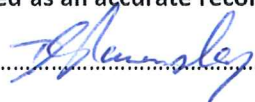
6. AOB

6.1. In light of the valuable time taken up by previous speaker to the Board, the need to have a process for community members wanting to address the Board on issues relating to Board concern was raised. As we are a community owned organisation there needs to be a balance between accessibility to the Board and best use of the Board's time.

Action: EO to add to the next Agenda for discussion

7. **Next Meeting:** Strategy Meeting on Wednesday 17 April 2024
@ The Hut Community Room. 6pm

8. **Meeting Closed 8pm**

<p>Accepted as an accurate record of proceedings:</p> <p></p> <p>.....</p> <p>Chair – on behalf of Members</p> <p>Date <u>17</u> / <u>4</u> / <u>2024</u></p>

Action Items

<i>Date</i>	<i>Item #</i>	<i>Action</i>	<i>Due</i>	<i>Resp</i>	<i>Status</i>	<i>Completed</i>	<i>Remove</i>
14/09/2023	3.2	Develop Wills & Bequests program Meet with clients 1.1 to discuss Wills & Bequests		EO DT	On hold until needed		
21/02/2024	3.1	For historical purposes, document process of AVCH sale incl considerations taken into account prior to deciding to sell the property	Mar-24	EO			

..... Back to Top