

Minutes of the Quarterly General Meeting of WARCRA
Held on Friday 10 August, 2012
At 10 am – **Ref: 2012/08**

Venue – Piney Lakes Environmental Education Centre, Winthrop

12.08.01 In the absence of the President, who was representing WARCRA at the Retirement Villages Association Conference, Vice-President, Jane Levett presided.

12.08.02 Attendance & Apologies
As per the Register: 26 attendees from 15 Villages
23 Apologies were received

12.08.03 Minutes of previous meeting
It was resolved that "The minutes of the meeting on 11 May 2012 be confirmed."

12.08.04 Business Arising from Minutes
Following a question at the last meeting, the Committee reviewed the investment of surplus funds and increased the amount held in Term Deposits. See Treasurer's report.

12.08.05. President's Report
The President provided a report on activities since last Quarterly Meeting:

- Meetings held with ACSWA, COTA and WACOSS.
- Attended a COTA Seniors Housing Centre Seminar with Shirley Wyburn.
- Meeting with Kate Doust MLC (Shadow Minister for Commerce] re Legislation
- Investigation of the Australian Consumer Law as applicable to Retirement Villages contracts - requires transparency, prohibits unconscionable conduct and unfair contract terms. This issue is under review to see how it is being implemented in Western Australia.
- ARVRA Proposed Constitution – progressing, still some concerns.

12.08.06 Treasurer

The Treasurer, Ron Hasluck, presented his report as follows:

Opening Balance	\$9,534-60
plus Income (Membership)	\$ 60-00
less Expenditure	<u>\$ 812-89</u>
Closing Balance	\$8,781-71
Term Deposit (Reinvested)	\$5,621-41
Term Deposit [Reinvested]	\$11,056-30
New Term Deposit (@4.75% for 6 months)	<u>\$10,000-00</u>
TOTAL FUNDS HELD	\$35459-42

This month Individual Members paid: 3. Village Members paid: 0

12.08.07 Legislation Sub-Committee –

The Convener, Patrick Wyburn advised that the first part of the Legislation was due to be introduced into Parliament in the Legislative Council on Tuesday 14 August 2012.

There will be a Briefing Session with the Minister on Monday 13 August 2012 at 4.00 p.m.

An urgent message has been sent to all members for whom we have an email address requesting that they show their support for WARCRA by being in the Legislative Council Gallery when the Retirement Villages Amendment Bill 2012 is introduced. We really need to show solidarity in these circumstances.

Once the Bill is introduced a copy will be on the 'Parliamentary website' by 7.00 am the following morning. In situations like this it is imperative that we have an email address for as many members as is possible – 'snail mail' is expensive in time and money for urgent matters that need a quick response. If you do not have this facility please contact one of the Committee by phone, their details are in the newsletter. We realise that we will not get everything we ask for in this Legislation, but some issues are more important than others. We have been advised that we need to identify two or three of the real "die-in-the-ditch" issues, and we have chosen the cap on ongoing charges, and the ability to appeal to the SAT on what are believed to be excessive or unwarranted increases in recurrent charges. At present we do not know exactly what is in this Bill and if it is pushed through Parliament fairly quickly, as we feel it might be, we will not have much time to lobby our local Members of Parliament if we need to.

It is pressure on your local members that carries the most weight. If any member has what they feel are more important issues than the ones we have outlined, please push for them as well as those identified – Strength in numbers. In addition, there are also the Fair Trading (Retirement Villages Code) Regulations which are due for renewal every three years. This time there are at least nine changes proposed, and from discussions with the Dept of Commerce we do not have any major issues with what is proposed. Once reviewed, they will become the Retirement Villages Code Regulations 2012 and should come into force on 1 October 2012.

Members are urged to put copies of the urgent message on to their village notice boards.

Q & A and clarifications

- "Recurrent Charges" are whilst you are in the village, they become "ongoing Charges" once you leave.
- To get onto the Parliamentary website, type in "WA Parliament", and follow the links
- The second amendment Bill will not be introduced into parliament until next year after the elections

12.08.08 Forums & Seminars Sub-Committee

The Convener, Jane Levett, advised that a Seminar on Residents' Committees was held at The Lady Brand Village, Mandurah, on Tuesday 31 July 2012.

Speakers were Irena Dillon (Dept of Commerce), Patrick Wyburn and Des Cousins.

Good seminar, but not attended as well as had been expected (only 33 attended, we had hoped for 50). Future seminars will not be regionalised, and will be open to the general membership. This might also make us more apparent to the populace, and assist in increasing membership.

Next seminar is scheduled for the end of October or early November, and provisionally will be held at the Amhurst Library Complex in the City of Gosnells.

12.08.09 Peel Region Sub-Committee

The Convener, David Street, was absent but submitted a written report.

The July quarterly meeting was held at the RAAFA Estate, Erskine and addressed by the WARCRA President advising those who attended of the current issues that our organisation is dealing with, together with an update on the Retirement Villages Amendment Bill #1.

Members stated that there were concerns regarding Village Owners/Managers and the definition for external maintenance, allocation of costs, uses of operational funds as opposed to reserve funds, also who will accept the responsibilities.

The attendees to the forum felt that they benefited greatly in the area of running village committees, allocation of funds and the proposed Manager Training.

Next quarterly meeting will be held at the Parklands Village, Mandurah on Wednesday 17 October 2012 at 10.00 a.m.

12.08.10 WARCRA Constitution

The WARCRA Constitution is under review to bring it more in line with today's requirements, as parts were felt to be rather dated.

The issue of our organisations name is one issue with the suggestion that it be changed to "Western Australian Retirement Villages Residents Association" (WARVRA). The reason for this is that the Act, Code and Regulations that we are controlled by always refer to Retirement Villages not complexes. Also, the Australia wide umbrella organisation which we are part of used the term "Villages" as do the cousin organisations in the other States. Most people are aware of what a village is, but never think of calling their village a complex.

A draft of this document is available for any member who wishes to avail themselves. It will be dealt with by a "Special Resolution" at the November Quarterly Meeting.

12.08.11 Strategic Plan

The Committee is proposing that WARCRA develop a statement of its "Strategic Priorities" for the next two years (rather than another fully developed Strategic Plan. A response sheet for members to rank or add to a list of what the Committee felt were the most important items were handed out. Members were asked for comment and to hand them back at the end of the meeting.

The meeting was adjourned for 30 minutes for morning tea.

12.08.12 Guest Speaker

Our 'Guest Speaker' was Craig Donovan, ICT Strategic Director, Health Information Network, WA Department of Health; who gave us an enlightening insight into the new Federally initiated "e-health and Personally Controlled Electronic Health Record" record system which is an opt-in system in which the participants will have control of contents. It is aimed at the young people, Aboriginal/Torres Straits Islanders and the Grey Nomad generation, with the latter group who opt-in having the benefit of their medical records being available as they traverse Australia. During question time our speaker was able to allay many of the fears that our members present envisaged.

12.08.13 Next Quarterly General Meeting

Friday, 9 November 2012, at 10.00 a.m. Venue: Piney Lakes Environmental Education Centre, Winthrop. Entrance off of Leach Highway (Between Murdoch Drive & Riseley Street). Contact phone [President] 0417 314 735

12.08.14 Closure

The Vice-President declared the meeting closed at 12.13 pm

Confirmed

9/11/12