

Minutes of the Quarterly General Meeting of WARCRA  
Held on Friday 9 November 2012 at 10 am – **Ref: 2012/11**  
Piney Lakes Environmental Education Centre, Winthrop

**12.11.01 Attendance and Apologies**

as per the register: Attendees: 45  
Apologies: 8  
Villages Represented: 30  
Proxy Vote: 1 (in favour of the President)

**12.11.02 Minutes of previous meeting**

The minutes of the meeting on 10 August 2012 were confirmed.

**12.11.03 Business Arising from Minutes**

- Strategic directions – Committee still working on this.

**12.11.04 President's Report**

The President provided a report on activities since the last Quarterly Meeting:

- Attended RVA WA Conference – was part of the Panel Discussion along with another WARCRA Member, Colin Edwards.
- Discussions with the CEO of Aged and Community Services WA re affiliation/membership of this Association to build better working relationship. A topic of major concern to us is the training of village managers. A tripartite arrangement with both ACSWA and RVA would appear to be the best outcome for our membership.
- Numerous meetings and letters to politicians and other interested parties regarding the new Retirement Villages legislation which on 5 November 2012 was given royal assent, it is now law but will not be proclaimed until various regulations are put into place – this could be done in stages.
- Another successful forum has been held, plus a presentation at the 'Glyde-In' Community Centre.
- A visit to Camelia Court Village to meet residents.
- Meetings with the Department of Commerce and other interested parties regarding the formulation of the Retirement Villages Code and Regulations, with two working parties set up: one to deal with the cap on fees and charges, the second to deal with what can and what cannot be included in contracts and amendments to the Code. The President, the Legislative Sub-committee convener and our Hon. Solicitor are our representatives.
- Will be attending the RVA National Conference in Sydney and the inaugural meeting of Australian Retirement Village Residents Association Incorporated (in NSW) as the representative of WARCRA.

**12.11.05 Treasurer**

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

Opening Balance	\$ 8648.09
Income	\$ 20.00
Expenditure	\$ 357.78
Closing Balance	\$ 8310.31
Term Deposits	\$ 27087.63
Total	<b>\$ 35397.94</b>
Interest included in T/D	\$ 155.01

There have been two new individual members.

**12.11.06 Legislation Sub-Committee**

The Convener, Patrick Wyburn, advised that the increased lobbying has been very effective. The first half of the Retirement Village legislation had been passed by Parliament and given the Royal Assent on 5 November 2012, so it was now law but had yet to be proclaimed. This would possibly be done in sections as and when the relevant sections of the Code and Regulations are formulated and gazetted.

So the work begins again with meetings with the Department of Commerce and other relevant interested parties. David Street will be taking the President's position on the committee during his absence.

Members are encouraged to express their thanks to their local members.

A vote of thanks was carried by applause for the Convener, Legislation Sub-committee, Committee of Management and all members; who had participated in ensuring that our politicians were fully aware of our concerns.

**12.11.07 Forums & Seminars Sub-Committee**

The Convener, Jane Levett, advised that a well-received presentation had been made to prospective Retirement Village residents at the Glyde-In Community Centre in East Fremantle.

A Seminar on Residents Committees had been held at the Amhurst Community Centre, Southern River, which, from the feed-back, had been very beneficial to the attendees.

Three Seminars are planned for next year- one north, one south and one in Peel Region. The topic has yet to be decided but Village Operating Budgets and Dispute Resolution are under consideration. Other suggestions welcome.

**12.11.08 Peel Region Sub-Committee**

The Convener, David Street, advised that the committee was keeping contact with their local member, who was extremely sympathetic to their concerns with the Bill, Code and Regulations. He was also hopeful of a useful outcome following meetings with two small adjacent villages with a single manager. Ageing population of villages and an increase in the number of single residents appears to be a growing concern.

Questions were raised at that meeting as to why the cap on ongoing charges once a resident leaves a village is directed only to non-owner (lease and loan/licence) villages. The President explained that when ongoing charges are no longer being paid by the resident, they become the responsibility of the village owner. If this proposal were extended to strata and purple title villages, this would mean the other residents would have to pay the ongoing recurrent charges in place of the departed resident.

**12.11.09 Constitution**

On behalf of the Committee, the President moved as a special resolution (which requires approval of three-quarters of those present and voting):

1. That the name of the Association be changed to "Western Australian Retirement Villages Residents Association Inc."
2. That the objects and purposes of the Association are:

- (a) to provide a forum where residents can express their concerns and share their experiences of living in a retirement village;
- (b) to assist residents in living in and participating in the day to day operations of their retirement village;
- (c) to act as an advocate on behalf of residents and to lobby for changes beneficial to residents; and
- (d) to do such other things and acts that advance the interests of residents in retirement villages.

3. That the proposed Constitution marked “final draft” and dated “13 October 2012” be adopted as the Constitution of the Association.

Further, that the President be authorised to sign all the necessary documents for the name change and changes to the Constitution.

The motion was passed without dissent with one person abstaining.

#### **12.11.10 Election of Committee**

A reminder that the next meeting is the Annual General Meeting with the election of the Committee. Nominations are required 21 days before the meeting, that is, by 18 January 2013. D Cousins, B Francis, R Hasluck, R Lullfitz, D Street, and R Waite still have one year to run on their term of membership. J Levett and P Wyburn retire but, while eligible for re-election, have advised they will not be offering for re-election. This means there will be four vacancies to be filled at the Annual General Meeting.

**The meeting was adjourned for 30 minutes for morning tea.**

#### **12.11.11 Guest Speaker:**

The President introduced Stephen Kobelke, CEO of Aged and Community Services WA who gave a very informative presentation on his organisation and on the proposed reforms to aged care federally, “Living Longer, Living Better” – a copy is to be forwarded to WARCRA.

The President thanked our guest for his enthusiastic presentation.

#### **12.11.12 Next Quarterly General Meeting**

Friday 8 February 2013, at 10.00 am at Piney Lakes Environmental Education Centre, Winthrop. Entrance off of Leach Highway (between Murdoch Drive & Riseley Street) at 10.00 a.m. Contact phone (President) 0417 314 735

#### **12.11.13 Closure**

The President declared the meeting closed at 12.30 pm

**Confirmed 8/2/13**

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Des Cousins - President

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Bernard Francis - Secretary