Minutes of Annual General Meeting
3 Hardy Road, Bassendean WA
Survey Strata Plan 53808

Held at 3E Hardy Road
Bassendean WA

Held on 11th April 2026

Attended: Christine Coles (Lot 4)
Sam and Reggie Michael (Lot 8)
Alan and Sheree Hunt (Lot 5)
Richard Foster (Lot 1)
Davina Sandhu (Lot 3)

Guests: None

Meeting Opened: 9.40am

Apologies: Jacob Wylde (Lot 2)
Har Sandhu (Lot 3)
Adam and Nancy Fraser (Lot 6)
Aaron Smith (Lot 7)

Proxies: Nil

Minutes of Previous AGM:
Moved: Sam Michael, seconded Reggie Michael:
That the minutes of the AGM dated 22nd February 2025 are true and correct. Carried

Election of Council Officers:
Christine Coles *was elected unopposed to the Office of Chairperson*
Alan Vere Bowles Hunt *was elected unopposed to the Office of Treasurer*
Sheridan Vere Bowles Hunt *was elected unopposed to the Office of Secretary*

Council of Owners:
Richard Foster, Christine Coles, Alan and Sheree Hunt, Sam and Reggie Michael, Jacob Wylde, Adam and Nancy Fraser, Har and Davina Sandhu and Aaron Smith *will form the Council of Owners and will meet as required.*

Special Business:
None

Meeting Closed: 9:45am

Sheridan Cynthia Vere Bowles Hunt
Secretary

Christine Jane Coles
Chairperson

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Attended: Christine Coles (Lot 4)
Sam and Reggie Michael (Lot 8)
Alan and Sheree Hunt (Lot 5)
Richard Foster (Lot 1)
Davina Sandhu (Lot 3)

Guests: None

Meeting Opened: 9:46am

Apologies: Har Sandhu (Lot 3)
Jacob Wylde (Lot 2)
Adam and Nancy Fraser (Lot 6)
Aaron Smith (Lot 7)

Proxies: Nil

Minutes of Previous Meeting:
Moved: Christine Coles, seconded Sam Michael:
That the minutes of the Council of Owners Meeting dated 22nd February 2025 are true and correct. Carried

Special Business:

1. Insurance Renewal:

Sheree Hunt renewed the strata insurance with AAMI on the 17th February 2026, ensuring the cover is compliant with sections 97 to 99 of the Act. She phoned AAMI to enquire why the premium for 2026 has risen from $922.98 in 2025 to $1,338.24. The same reasons were outlined as the previous year:

- All the houses are now owner-occupied making AAMI liable for increased claims from owners.
- Increased cost of running the business
- Increase in claims
- Suburb where the insurance is held

In order to reduce the premium, the amount of cover could be reduced and/or excesses could be increased. These options will be considered before renewing the insurance for 2027.

Christine contacted an Insurance Broker to make enquiries about which companies insure strata properties and the cost of insurance. The cost of insuring with other insurance companies proved to be significantly more expensive than AAMI.

2. Financial Report.

The balance remaining in the Strata Westpac bank account on the 9th April 2026 after payments and withdrawals was $1,879.77.

Future Financial Reporting will be done by calendar year – January to December.

The Transaction Report and Budget are attached.

3. Levies:

It was unanimously agreed that the levies should be invoiced once per annum at the start of the year for the four quarters, and paid in one lump sum and should remain at $75.00 per quarter for each lot for 2026 to make provision for increased cost of insurance premiums, the construction of a new street number pillar and other costs that may arise.

4. Street Number Pillar:

Alan Hunt and Richard Foster will modify the design of the limestone strata number pillar. It was suggested that the pillar should be symmetrical, elevated and include capping. The numbers should be clearly visible from the road on two sides and include solar LED lighting for night visibility. Alan will source a bricklayer to help with the construction. There was no resolution for the disposal of the old number pillar.

5. Resident Bins:

Christine volunteered to approach Bassendean Council to come up with a solution for placing the bins on the verge for collection. It was suggested that paving could be placed slightly back from the edge of council verge both sides of the strata road to allow more practical placement of the bins and better visibility of oncoming traffic. Christine will raise the issue of possible access to services beneath the paving.

6. Water Charges:

Before a water meter was installed on lot 3 the water consumption during the building of the house was charged to the Master Meter. The owner of Lot 3 refunded the charges. At the completion of the build, the water bills from 21st May 2025 to the 19th November 2025 were zero. The last 2 bills 19th November 2025 to 24th January 2026 and 24th January 2026 to 23rd March 2026 were $2.05 and $22.57 respectively. Sheree contacted the Water Corporation to enquire the reason for these charges. She was informed that the charges were likely due to leaking at the site of the vacant blocks or leaking from the underground piping.

Alan took periodic readings of the water meters at the houses in the strata and the master meter and tabulated the discrepancies. The table is attached.

Sam suggested and it was agreed by the Council of Owners that we request the installation of water meters on Lots 2 and 6 to rule out possible leaking at those sites. The installation of the meters was provided for by the developer and therefore should be free of charge for the owners of the lots.

Meeting Closed: 10.34am

Sheridan Cynthia Vere Bowles Hunt
Secretary

Christine Jane Coles
Chairperson