

## THE URAMBI POOL GETS OFF THE GROUND?

From Tony Pratt House 18 (Phone 31 7589)

The nucleus of the Urambi Swimming Club has been formed. The next step is to get the money to build the pool. Under the authority of the Body Corporate Committee, I have been delegated by the Swimming Pool Committee to collect the \$ \$ \$.

### The Financial Arrangements

Margaret Healy (House 43) has explained the financial arrangements in detail in an earlier note distributed to all URAMBI residents.

Briefly, the Swimming Pool Committee has calculated that \$18,000-\$20,000 will be required to build an in-ground pool of suitable size.

Urambi residents are invited to contribute \$450 (three shares) to the pool building fund which will be the cost of household membership. We need 40-45 households to join to raise the necessary funds. Residents are encouraged to take up additional shares at \$150 each which may be later sold to households wishing to join the club or the money used for pool maintenance and improvements (eg solar heating).

### Timing

We aim to have the \$20,000 collected by mid-May. Within the next two weeks I will ask all householders wishing to join the club to pay a minimum of \$150 if they are unable to pay the full \$450 immediately. The balance of money may be paid as soon as possible thereafter but no later than the first week of May.

I will bank residents' contributions with the Civic Permanent Building Society in a Special Urambi Pool Account. The money will be returned to members with interest if the project is not to go ahead.

### Easing the Administrative Burden

I ask all residents who do not want to join the club to ring me (31 7589) to tell me so. I would be grateful if all residents who want to join the club would visit me (House 18) with their cheque books as soon as possible.

10 March 1981

Thank You

Tony Pratt

*Tony Pratt*

URAMBI SWIMMING POOL SUPPORTERS - \$\$\$ NOW PLEASE

Dear Urambi Swimmer,

The recent Annual General Meeting set a deadline for entering into contract for construction of the Urambi Swimming Pool by March 31, 1982. As a consequence, I am now moving into hyper-drive to collect the full sum we will need for the pool.

Since I began fund raising six months ago, inflation, real cost increases and the numbers of URAMBIS likely to join the Pool Club together suggest that it would be prudent to increase the cost of club membership by \$100 to \$550.

I would be grateful if all intending Pool Club members could visit me at House 18 (phone 31 7589) as soon as possible to pay for their shares in full or make what contribution they can at this stage.

The earlier we get the \$\$\$, the quicker we can get the pool in the ground.

Tony Pratt

23 September, 1981

LIST OF POOL CLUB MEMBERS - DECEMBER 1982

Name	Children	House	Phone
BATTY Ian and Mary	Kylie (17/12/73) Ben (1/3/81)	32	313025
BLACKBURN Kaija and Vincent	Maritta (14/3/80)	9	319512
BURTON Cecily and Michael	--	62	314587
CARTLAND Ros and Steve	Sian (18/1/76) Emma (14/4/77)	50	319257
CHRISTIE Alastair and Donna	Jacqueline (15/5/72) Douglas (13/9/74) Stuart (11/3/76)	27	317585
CUSHING Bill	--	10	316399
EVERETT Jenny	Damien (1/2/73)	6	316177
FOX Janina and Peter	Samantha (14/12/74) Tamara (23/8/76)	63	315878
GASCOINE Digby and BROWN Julia	--	22	317919
GOGGIN Terry	--	54	319537
HAWKER Geoffrey and Sandra	Clara (11/10/74) Matthew (12/4/78)	38	317750
HEALY Margaret and Terry	Caroline (6/6/67) Bronwen (26/8/68) Thomas (2/10/73)	43	317624
HOUSTONE Angus	--	72	316897
KAY Andrew and Patrya	( /6/83)	19	317359
KEAN Bill	--	60	310139
KORTLANG Helen	Andrew (26/6/66)	26	317481
LANG Annie and Chris	( /3/83)	39	317353

MCALPINE Geoffrey and Sheila	Alexander (30/3/77) Cameron (6/10/78) ( /2/83)	17	317883
MCCARTHY John	--	5 (away)	--
MCINTYRE Gale and Keith	Karel (27/3/70) Meredith (14/3/71)	57	314721
MILLS Lee		23	319710
MUTTON Bill and Maureen	Melissa (22/4/76) David (21/1/78)	30	316169
PRATT Blanche and Tony	Louis (3/11/72)	18	317589
ROBBINS Jan and Mike	Rachel (23/11/78) Benjamin (6/12/81)	21	317391
RUTTER Chris and Keryl	Aaron (30/3/81) Mark (18/10/82)	36	317640
RYAN Arminel and Pat	Kathryn (29/9/76) Bridget (17/4/78)	20	317392
SHANN Margaret and Steve	Clare (22/10/76) Ruth (13/11/78)	40	317149
SMITH Adrian and ARMSTRONG Joanne	Kate (2/1/80)	56	317499
STERNBECK Margaret		7 (away)	
STEWART Gaire and Matt	--	49	316998
VICKARY John and Maree	--	55	314267
WATSON David and Heidi	Tanja (14/11/68) Angus (11/11/70)	25	317305
WITHERS Glenn and POWELL Marion	Alexander (24/3/81)	13	314717
PAGE David and Denise	Elizabeth (15/3/66) Sean (27/5/67) Mark (27/5/67) Michael (28/1/69) (swimming rights in return for pool cleaning)	15	313943

SWAYN, Alastair

41

314062

AT LAST THE GREAT URAMBI POOL SHOW!

Can the original Urambi Village plans for our own swimming pool be realised in the near future? Will a safe recreational and social asset soon be close at hand?

- Three quarters of the respondents to the questionnaire and about half the residents of Urambi have recently indicated that they would like the long-awaited swimming pool to go ahead.

Unfortunately, however, it is not so clear that enough people are sure that they can set aside sufficient money for an in-ground pool.

On the other hand, work done by the Pool Sub-Committee indicates that we could have the option of a large, fully landscaped, above-ground pool, complete with entertainment deck (and separate kids pool) early in 1981.

- For an average cost of around a mere \$225, or even less if more join in. (This means a range from only \$150 for the U2's to \$300 for the big houses)

SO PLEASE COME TO THE COMMUNITY CENTRE AT 2PM ON SUNDAY 2 NOVEMBER to discuss the physical and financial details of this (or other) options so that a proposal can go to the Body Corporate Committee without further delay.

The last major eyesore area in Urambi can then become the pleasant and useful focus for resident interaction which it was always meant to be!

# Pool Opening



At last the pool is ready!!!!

## Urambi Village Pool Club

### THE NEWS YOU HAVE ALL BEEN WAITING FOR...

- ◆ The pool opens this weekend [28/29 October]
- ◆ Due to it's age and condition our pool required some extra "TLC" this year to get it up and running. The committee employed COOL POOLS to provide expert assistance to our Pool Manager Daniel Lloyd-Jones in preparing the pool for summer.
- ◆ The pool is now ship shape and ready for action....so pull out and dust off your swimmers and towels and head on up for a refreshing dip!!!

### IMPORTANT THINGS TO NOTE

- ◆ The Annual General Meeting of the Pool Club will be held at 3PM on Sunday 19 November at the Community Centre. This meeting is very important as vital issues affecting the pool and club will be discussed. Please attend.
- ◆ The committee position of Maintenance and Development Officer will be vacated at this meeting. We need a new person! Please step forward.

HAPPY SWIMMING!!! SEE YOU ALL AT THE POOL AND THE AGM

27 Urambi Village  
Crozier Circuit  
KAMBAH ACT 2902

Mr R. Glore  
SAL-CHLOR  
260 Moggill Road  
TARINGA QLD 4068

Dear Sir,

Further to our phone conversation of 11 December, please supply two (2) only SAL-CHLOR DELUXE automatic saline pool chlorinators and power pack units.

I enclose our cheque for \$1070.00 - the price as quoted by R. Glore being \$535.00 for each unit.

Please arrange dispatch as soon as possible to:

A.G. Christie  
27 Urambi Village  
Crozier Circuit  
KAMBAH, ACT 2902

If this address is unattended, then deliver to:

A.C.S. Kay  
19 Urambi Village  
Crozier Circuit  
KAMBAH ACT 2902

(Both of these addresses are best approached from Driveway "B").

Yours faithfully

*AC*

Alastair Christie

(On behalf of the Urambi Swimming Pool Club)

Extract from Annual General Meeting held 24 Aug. 1981

⑧ SWIMMING POOL REPORT:

Margaret Healy referred to the report handed out at the meeting & asked that a Special General Meeting be called to discuss it.

Discussion on the Pool:

- (a) could people nearer the pool have a greater say?  
Everyone had a strong interest in the pool.
- (b) Plenty of notice be given before any Special Mtg called.
- (c) Proxies would need to be allowed for & alternatives for people to vote on.
- (d) could Board organize ~~it~~ <sup>alone</sup> no (c)? No!
- (e) A tennis court is also a possibility for the area & groups with other interests in the area should investigate their own alternatives.
- (f) What are the terms of reference for the Swimming Pool subcommittee?  
To investigate ~~all possibilities~~ the feasibility of a pool on Moambi communal land.
- (g) The Swimming Pool subcomm. should investigate all possibilities & survey the community as to what is wanted for the area.
- (h) Does every resident have to approve the pool?  
There are ways around it. (See Solicitor: Tim Johnston's letter of 23 Mar 1980.)



(ii) The Body Corporate Committee should ~~also~~ ensure that all interested groups have the opportunity to have their views considered before a final decision is made.

On the basis of discussion and investigation taking place over the last two years, and subsequently on the results of a recent questionnaire and public meeting we believe that a majority of Urambi residents wish to see a pool constructed in the area originally intended and reserved for such a purpose. We believe there is a willingness to proceed with the project via a voluntary, co-operative Pool Club, open to all Urambi residents, which would build and maintain a pool with due regard to aesthetic, safety and other requirements.

As a result of discussions on the pool options at the meeting of 2 November, the Swimming Pool Sub-Committee accordingly asks the Body Corporate Committee to call a special meeting to enable the Body Corporate to consider the following proposals and give its approval or disapproval. This would satisfy the resolution passed at the 1980 Annual General Meeting to decide the question.

The meeting on 2 November agreed that an in-ground, concrete pool was the preferred option, and that costs would be shared equally between participating households, with an initial maximum household cost of \$450. A further contribution would be required if automatic cleaning and maintenance equipment and heating were desired, but this would be substantially less.

The pool would be built next Autumn/Winter ready for the 1981/82 season.

The rules of the club should include provisions for the winding up of the club if the occasion should arise, and for the restoration of the land to a condition equivalent to its present condition.

Landscaping for the remainder of the area is the responsibility of the Body Corporate.

The Pool Club will be open to all Urambi proprietors, with a consequent maximum of 72 members. Membership will be open at all times. Members must be Urambi proprietors.

The Favoured Pool

Approx. 15metres by 6 metres (50 x 20 ft) concrete in-ground pool, with filtration equipment and lights, pool cover and 1.5 metre brick surround, plus 4 metre <sup>round</sup> ~~by~~ metre above-ground pool for young children.

Fencing and gates: 1.8 metre brush fencing generally, plus 1.5 metre pool safety fencing to separate children's pool. Key-lockable self-closing main gate plus additional and separate self-closing gates to main and children's pools. The area to be enclosed is similar to that in the plan provided at the A.G.M., but slightly larger.

Cost: Total initial cost of the project is expected to be \$19500.

The Pool Club: The Club would be incorporated and empowered by members to collect and hold monies, arrange construction including permits and hold meetings to finalise rules of membership. The rules of behaviour will be based on those circulated at the AGM with an emphasis on strict rules and firm interpretation - at least initially. A decision on the costs to people joining the Club at later dates would have to form part of the rules.

"A Cheaper Pool"

The second preference expressed by the 2 November meeting (and reflected in questionnaire results) was for a 47'x 15' above ground pool plus deck at an expected initial cost of \$8,400.

RECOMMENDATION:

Therefore we recommend that the following question be put to a special meeting:

"Do you approve of a Pool Club being given permission to build and operate a pool on the site adjacent to the Community Centre to a design approved by the Body Corporate Committee and subject to such terms and conditions as the Committee may approve?"

*G. M. A. P. -*

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The Proprietors, Units Plan No 119,  
Urambi Village,  
Crozier Circuit,  
KAMBAH A.C.T. 2902

20 December 1980

The Manager,  
Style Finnish (A.C.T.),  
8 Weedon Close,  
BELCONNEN A.C.T. 2617

Dear Sir/Madam,

The bearer of this letter is authorised to obtain a copy  
of keys No V573-51 and V573-57.

Yours faithfully,

(Arminel Ryan)

S E C R E T A R Y

Urambi Village Body Corporate Committee



MACPHILLAMY CUMMINS & GIBSON

SOLICITORS

11th Floor, National Mutual Centre  
Darwin Place, Canberra ACT

P.O. Box 628, Canberra City, ACT 2601

Canberra Document Exchange DX 5601

Telex: AA62613 Telephone: STD 062 488311

The Proprietors - Units Plan 119  
Urambi Village  
KAMBAH ACT 2902

Your ref.:

Our ref.: D79489

Dear Members,

4 March 1981

SWIMMING POOL

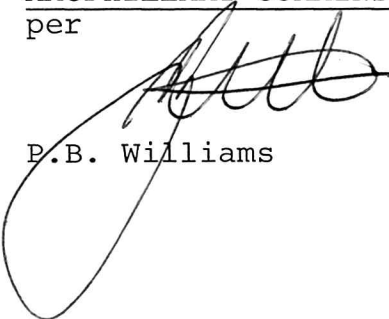
We refer to our letter of 9 December 1980.

We note that since then we have had no further instructions from you.

We enclose a memorandum of our interim costs.

We would be pleased to hear from you if we can assist you further.

Yours faithfully,  
MACPHILLAMY CUMMINS & GIBSON  
per

  
P.B. Williams

Partners:

Peter George Seaman  
Timothy McLeod Johnstone  
Stephen Lewis Walmsley  
Peter Anthony Hohnen  
Brian John Doyle  
Robert Neville Arthur Howse  
Christopher Geoffrey Chenoweth  
Richard Christopher Refshaug  
Patrick Bill Williams

Consultants:

Neil Mowbray Macphillamy  
Maurice Prosper Cummins

Associates:

Ross Edward Watch  
Deirdre Rhoda Smith  
Robin Margaret Gibson

The Proprietors - Units Plan 119  
Urambi Village  
KAMBAH ACT 2902

D79489

4 March 1981

ADVICE RE SWIMMING POOL

\$30. 00

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## THE URAMBI POOL GETS OFF THE GROUND?

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10 March 1981

Thank You

Tony Pratt

*Tony Pratt*

ATTACHMENT Extract of Minutes from BCC Meeting

3.1 CONVENOR'S REPORT ON MEETING OF 8 DECEMBER

Mary Hodge reported that

- Robyn Lawson, Ralph Goldstein, Barry Clark and Libby Doak had attended the meeting to discuss their objections to the swimming pool. Mary had invited others who had objections, namely Sylvia Blomfield, Glenda McIntyre, Phil Spring, Tony McLeod and Kevin. None of these people (with the exception of Phil Spring) wished to pursue their objections further. Phil Spring wished the points in his letter of 14 September 1981 to be discussed.
- specific objections were:

(i) Siting of the pool

(Robyn Lawson and Ralph Goldstein)

An explanation was sought as to what alternative sites had been considered and why they had been found unsuitable.

- On behalf of the swimming pool club Geoff McAlpine replied that:
- the site between houses 27 and 28 was too small
  - the site between houses 59 and 60 might be suitable for a smaller pool than that proposed if the tree were removed and subject to location of services. The attitude of local residents was not known.
  - there was no possibility of the Body Corporate acquiring additional land adjacent to houses 43 and 44 because it was zoned for residential/golf course use.

(ii) Landscaping and noise control

The current plans for the pool were circulated and discussion took place about the height of the mounds, density of the plantings and lines of sight from house 65. The pool club undertook to increase the height of the mounds on the north side of the pool and to lower the pool by 6" if technically possible. The hours of operation were discussed and it was noted that the pool was not expected to be used for more than six months of the year, and that the proposed timetables for types of swimming was specifically designed to minimise noise levels early in the morning and late at night. A discussion of the/

+6" ✓  
-6" ✓



## 3.1 (ii) cont.

/mechanism for complaints and management of the pool ensued, during which it was pointed out that the Body Corporate Committee would have overall control of any pool built and could deny access to any persons creating unreasonable noise or infringing safety provisions. It was agreed that transistor radios would be banned, except if used with earphones.

## (iii) Funding

(Goldstein, Clark, Doak and Spring)

Capital and maintenance funding were discussed and information sought on mechanisms for assessing electricity use, water and provisions for insurance. It was pointed out that users of the swimming pool would pay any extra premiums attributable to the pool. Meters would be installed for electricity and water.

## (iv) Legal authority to proceed

(Goldstein and Lawson)

Ralph Goldstein questioned in general terms the Body Corporate legal authority to proceed with the pool.

It was explained that Legal opinion had been sought, on the basis of which the Body Corporate Committee had decided it was empowered to proceed, given that

- no special privilege was granted
- it was satisfied from the Annual General Meeting that the majority of residents wished to have the pool.

It was explained that the lawyer would be invited to examine the final proposal.

3.2 ANNUAL GENERAL MEETING RESOLUTION

The Committee noted that section 2 of the swimming pool motion passed at the 1981 Annual General Meeting required it to satisfy itself on provisions for funding, landscaping and noise control. Discussions and decisions on these aspects were as follows

## (i) Funding

- \$13,000 was in hand with at least a further \$2,000 promised. This was considered sufficient.
- All contributors were agreeable to making a donation to the Body Corporate with no special provisions attached. It was noted that further capital costs might be required (for example, pergola, solar heating and automatic cleaning) which would be met by voluntary contribution.
- All maintenance and operating costs would be met by users, including water, electricity, cleaning, chlorination and insurance.
- Tenants of non-contributing owners would be invited to contribute towards the upkeep of the pool on a season ticket basis.

## (ii) Landscaping

- It was noted that the pool site had been shifted to maximise the distance from all houses.
- The mounds near Ralph Goldstein's house will be made higher.
- The pool will be lowered by 6" if technically feasible.
- It was noted that plantings would not provide full benefit for 3 years. However, where possible advanced shrubs would be used initially.
- Geoff McAlpine advised that it was physically impossible to site a pool large enough to accommodate existing contributors between houses 59 and 60, even if the tree were removed. In addition the presence of a stormwater drain and electricity cables made it impracticable.
- Terry Healy and Geoff McAlpine reported that two residents in the area had objections to the pool on that site.

3.2 (iii) Noise control

The Committee was satisfied that noise levels would be reasonable in all the circumstances, taking into account -

- The proposed acoustic mounds (including the proposal to raise the mound adjacent to Ralph Goldstein's house).
- The controls on hours of operation and the timetable for types of swimming.
- The proposal to ban transistor radios (except those used with earphones)
- The proposed mechanism to deal with complaints about excessive noise, as detailed in the motion before the Meeting.

3.3 In the light of all these considerations the following motion was moved by Tony Pratt and seconded by Marion Powell:

The Body Corporate Committee, pursuant to the resolutions of the AGM on 23 August, 1981, having received reports, fully investigated and deliberated, and being subsequently satisfied with arrangements concerning noise control, landscaping and financing and being satisfied with the rules of the pool, resolve that -

NO SPECIAL PRIVILEGE

- 1.(a) Nothing in this resolution shall be deemed to constitute a grant of special privilege for the purpose of section 46 of the Unit Titles Ordinance of 1970 (the Ordinance).
- (b) To the extent that there is any inconsistency between paragraph (a) of this provision and any other provision of this resolution paragraph (a) of this provision shall prevail.

CONSTRUCTION

- 2.(i) a pool be constructed in accordance with the plans tabled at the meeting on 9 December, 1981; and
- (ii) that quotations for its construction be considered.
3. The funds for construction of the pool shall be made up of voluntary contributions only, and not include moneys paid or to be paid to the corporation under section 38 of the Ordinance. Contributors must understand that they have no claim for repayment of the contribution nor any special privilege for the purpose of section 46 of the Ordinance attached to the contribution.

MANAGEMENT

4. The pool and the area inside the pool safety fence be managed by a body corporate sub-committee called the pool management committee convened by a member of the body corporate committee
5. The pool management committee shall decide all matters by a majority of members present and voting, provided a quorum of at least two members is present. The convenor shall have a deliberative and casting vote.
6. The manner in which the pool management committee conducts its business and manages the pool shall be subject at all times to the direction of the body corporate committee.

7. Unless the body corporate committee otherwise directs, or approves a variation initiated by the pool management committee the pool management committee shall observe and, within its powers, enforce the provisions of the rules presented to the August 1981 Annual General Meeting of the corporation, subject to the following amendments:

Rule 1 to be amended to read:

The Urambi Swimming Pool Club consists of those Urambi owners who agree to join, and who pay the required costs. The costs of swimming pool construction, equipment purchase and maintenance costs shall be borne by users only - non users shall not be liable for costs. Costs shall be understood to refer only to the enclosed area of the pool. The area outside the enclosure remains the responsibility of the body corporate.

Additional Rule 24

Any complaints relating to noise or nuisance shall be put to the pool management committee, which may if appropriate refer them to the body corporate committee. It is noted that this rule does not limit the right of any Urambi resident to complain to the body corporate committee at any time on any subject.

Additional Rule 25

Transistor radios may not be operated inside the pool enclosure except through earphones designed for private listening.

8. For the purpose of swimming pool club Rule 8, maintenance costs shall be deemed to include the cost of:

- water
- electricity
- insurance

attributable to the pool, as determined by the body corporate committee.

The motion was carried unanimously.

ATTACHMENT    Draft Additional Articles

4.A. (a) The Committee shall prescribe times at which the swimming pool may be used, and may specify to what uses the pool may be put at various times of day and on different days.

(b) A member of the corporation shall not use or permit the pool to be used otherwise than in accordance with the usages prescribed by the Committee under paragraph (a).

4.B. (a) A member of the Corporation shall not use or permit to be used the pool or the area inside the safety fence in such a way as unreasonably to disturb members or occupiers or users of neighbouring units.

(b) The Committee may prescribe particular activities as being likely, if carried out in or near the pool, to cause unreasonable disturbance.

(c) A member of the corporation shall not engage in or permit to be carried on activities prescribed by the Committee under paragraph (b)

4.C. (a) A member of the Corporation shall not use or permit the pool to be used in any way that it is likely to lead to physical harm to the person or property of any other user.

(b) The Committee may prescribe particular activities as being likely, if carried out in or near the pool, to lead to physical harm to the person or property of users.

(c) A member of the Corporation shall not engage in or permit to be carried on, activities prescribed by the Committee under paragraph (b)

4.D. Where the Committee prescribes any times, uses or activities under Articles 4A, 4B and 4C, it shall cause the substance of these prescriptions to be displayed prominently near the entrance to the pool safety fence.

Rules to be included.

..... The hours of access to the pool shall be as follows:

Weekdays

7am - 9am	Exercise swimming
9am - 12	Parents and children under school age
12 - 3.30pm	Adult use
3.30pm - 5pm	Children 5-15 years , under adult supervision
5pm - 8pm	General use
8pm - 9pm	Exercise swimming

Weekends

7am - 9am	Exercise swimming
9am - 2pm	General use
1pm - 6pm	General use - visitors permitted
6pm - 8pm	General use
8pm - 9pm	Exercise swimming

..... Children under 5 must at all times be in the direct care of an adult

..... During the period set aside for the use of school age children, there must be an adult supervisor present (with authority to evict for the day any child persistently disregarding the rules). The pool shall be closed for that access period if there is no adult prepared to accept responsibility for supervisory duties.

..... School age children may invite one guest each for 1 hour each weekday. Guests are subject to the rules and may be excluded for persistent disregard of the rules

- ..... Adults may invite guests during weekend afternoons. Guests are subject to rules.
- ..... Houseguests of participants (ie staying overnight or longer) may use the pool on the same basis as their hosts.
- ..... NO dogs or other animals shall be permitted within the pool enclosure
- ..... Running is not permitted within the pool enclosure.
- ..... Pushing people into the pool is not permitted.
- ..... Resuscitation equipment must be available at all times. The supervisor and parents of children under 5 must know how to use it.
- ..... The pool cover must be replaced each evening, when the pool is not in use and at the end of each access session.
- ..... Any complaints relating to noise or nuisance shall be put to the Pool Management Committee, which may if appropriate refer them to the BCC. It is noted that this rule does not limit the right of any Urambi resident to complain to the BCC at any time on any subject.
- ..... Transistor radios may not be operated inside the pool enclosure except through earphones designed for private listening.
- ..... During exercise swimming and general use periods, unsupervised children disregarding rules may be required by an adult user to abide by the rules; and if failing to do so, to leave the pool for that access period. For the purposes of these rules, an adult is a person over 18 years of age.

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4E (a) Levies for maintenance  
(b) participating members  
(c)



## URAMBI SWIMMING POOL CLUB RULES AND CONDITIONS OF ACCESS

1. The Urambi Swimming Pool Club consists of those Urambi owners and tenants who agree to join, and who pay the required costs. The costs of swimming pool construction, equipment purchase and maintenance costs shall be borne by users only: i.e. non-users shall not be liable for pool costs. Costs shall be understood to refer only to the enclosed area of the pool.
2. Foundation membership is obtained by purchase of 3 shares each worth \$150 or such other sum as may reflect the total cost of the project divided equally amongst the number of members. Members may purchase extra shares, but such extra shares confer no extra voting rights. Should extra shares exist, new members' contributions shall be used to purchase the extra shares from their owners. Alternatively, extra shares may be used to pay the holders' share of maintenance or equipment costs.
3. Maintenance costs and costs of equipment purchases shall be borne equally by members.
4. There shall be one vote per participating household.
5. Membership shall be open to all Urambi owners. Late membership shall incur at least the initial membership cost, plus the individual share of all capital costs incurred prior to joining, with an inflation adjustment. If a member wishes to withdraw, (s)he must do so by selling her/his membership shares to another Urambi owner.
6. Pool club membership shall be transferred to the new owner upon sale of a member's unit.
7. Tenants are eligible for associate membership under the separate conditions set out in rules 8 and 9.
8. Pool club membership shall entitle absentee unit owners to transfer their membership privileges to their tenants.
9. Tenants of non-pool club members may use the pool on the same basis as owner/users, on purchase of a season's ticket. The cost of the season's ticket shall be decided by the Pool Management Committee.
10. All members shall give a written undertaking to abide by these rules and conditions of access, which shall be subject to change by majority vote of a quorum of financial members. A quorum shall consist of 50% plus one of financial members.
11. Each participating household shall be issued with a key to the pool. Entry to the pool shall be by the key operated gate only. Replacement cost of keys shall be borne by the applicant.
12. Maintenance, insurance and all other costs directly attributable to the pool, shall be incurred by members only. Pool electricity and water shall be separately metered.
13. The club shall have an annual general meeting, which shall elect the following representatives to the Pool Management Committee (P.M.C.): Secretary, Treasurer and Maintenance/Development Officer. Subject to the approval of the Body Corporate Committee, the P.M.C. may co-opt additional members as required. The committee shall be responsible for general pool management. Special meetings may be called upon members' requests, or if deemed necessary by the committee.

14. Members shall decide the manner of maintenance.
15. The hours of access to the pool shall be determined by the Pool Management Committee, subject to the approval of the Body Corporate Committee. Initially the hours shall be as follows:

Weekdays

7 a.m. - 9 a.m.	Exercise swimming
9 a.m. - 12 Noon	<del>Adults</del> Parents and Children under school age <sup>0-15 direct supervision</sup>
12 Noon - 3.30 p.m.	Adult use and children 15 - 18 years <sup>15-18 without supervision</sup>
3.30 p.m. - 5 p.m.	Children <sup>up to 5</sup> 0-15 years, under supervision
5 p.m. - 8 p.m.	General use 15-18 years without supervision
8 p.m. - 9 p.m.	Exercise swimming

Weekends

7 a.m. - 9 a.m.	Exercise swimming
9 a.m. - 2 p.m. <sup>7pm</sup>	General use
2 p.m. - 6 p.m.	General use - visitors permitted
<del>6-8 p.m. - 9 p.m.</del>	<del>general use</del>
<del>7-8 p.m. - 9 p.m.</del>	<del>Exercise swimming</del>

16. Children under 5 years must at all times be in the direct care of an adult.
17. During the period set aside for the use of school age children, there must be an adult supervisor present with authority to evict for the day any child persistently disregarding the rules. The pool shall be closed for that access period if there is no adult prepared to accept responsibility for supervisory duties. *An adult may specify those children for whom (s)he is prepared to accept responsibility. No child may be in the pool unless an adult accepts responsibility for that child.*
18. School age children may invite one guest each for one hour each weekday. Guests are subject to the rules, and may be excluded for persistent disregard of the rules.
19. Adults may invite guests during weekend afternoons. Guests are subject to rules.
20. Houseguests of participants (i.e. staying overnight or longer) may use the pool on the same basis as their hosts.
21. No dogs or other animals shall be permitted within the pool enclosure.
22. Running is not permitted within the pool enclosure.
23. Pushing people into the pool is not permitted.
24. Resuscitation equipment must be available at all times. The supervisor and parents of children under 5 years must know how to use it.
25. The pool cover must be replaced each evening, when the pool is not in use, and at the end of each access period.
26. Transistor radios may not be operated within the pool enclosure, except through earphones designed for private listening.
27. During exercise swimming and general use periods, unsupervised children disregarding rules may be required by an adult user to abide by the rules, and, if failing to do so, to leave the pool for that access period.



28. Any complaints relating to noise or nuisance shall be put to the Pool Management Committee, which may if appropriate refer them to the Body Corporate Committee. It is noted that this rule does not limit the right of any Urambi resident to complain to the Body Corporate Committee at any time on any subject.
29. For the purposes of rules 17 and 27, an adult is a person over 18 years of age.

POOL RULES SUB-COMMITTEE - 17 NOVEMBER 1982, 8 P.M.  
COMMUNITY CENTRE

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Present: M. Healy, S. MacAlpine, D. Christie, M. Mutton,  
Robyn Lawson and Allan Smart

1. Noise

Robyn and Allan were asked to comment on the noise level of the pool to date. Generally, they have found it acceptable. On a couple of occasions it has become a nuisance; the noise level penetrating closed doors. They estimated this occurred one weekend between 4 - 5 p.m. and on one weekday between 3.30 - 5 p.m. Supervisors, parents etc. to try to keep noise level down. Pool members may visit Robyn during noisy periods to assess noise.

2. Starting times

The question of an earlier start to the morning exercise period was raised. Angus Houstone has asked for earlier and later periods of exercise swimming. Robyn and Allan raised no objection to a 6 a.m. start to the morning exercise swimming period. However they would not wish the evening period to be extended beyond the present time of 9 p.m.

Agreed that the question of a 6 a.m. start to exercise swimming be put to the PMC and if favourable to the BCC.

3. Adult supervision

Blanche raised the possibility of children aged 10-15, subject to careful conditions such as good swimming ability, being allowed to swim without adult supervision. No one else agreed: the possibility of the ability of such a child to cope with accidents being raised. Donna pointed out that such a change would contravene the relevant ordinance, which requires children under 15 to be under adult supervision. No change recommended.

4. Swimming toys

Lilos etc. were felt to be a nuisance, leading to excess noise, fights, a nuisance or accidents.

It was agreed that, other than floaties and approved sports equipment, e.g. diving hoops; lilos, boards etc be not permitted. Donna, Maureen to draft a new rule covering this.

5. How to change rules

Some confusion over how to change rules arose. Margaret cited rules 10 and 15. This eventually resolved, bearing in mind ~~power~~ BCC ~~reserved~~ to approve rules, and to stipulate rules should it see fit. This BCC power to be found in BCC 1981 resolutions on the pool management.

6. Access periods

Adults only period raised as problem by Maureen, Sheila, Donna.

Maureen suggested change to general access. Discussion re desirability of special meeting sooner rather than wait till February AGM. Thought to be a good idea. Margaret said better to finish pool properly, assess operation of rules once everyone has key and formulate proposed changes to AGM. Robyn and Allan have no objection to general access 9 a.m. - 8 p.m. on weekdays.

#### 7. Visitors

The number of visitors, and the times at which they should be permitted were discussed. Problem of mothers of children guests of children in after school period not being able to accompany children and help with visitors raised. Lee Mills problem of wanting to invite daughter, grandchildren raised.

Discussion on how to estimate likely usage of pool if no restrictions placed on number of visitors and times permitted, possible increase in noise/nuisance level, possible overcrowding and consequent inconvenience to members.

Suggested, after consideration of ways of allocating visitor rights, that there should be no immediate change, as when school holidays begin (16 December) visitors permitted in unspecified numbers on weekdays. Suggested that visitors' times be changed from 2 - 6 p.m. to 11 - 6 p.m. This to be put to PMC and if approved to BCC. Suggested that both individual monitoring of own pool use, and 'book' at pool to encourage people to use, indicating time of day, number of people and number of visitors. If so could compare with nuisance periods Robyn/Allan.

#### 8. Rule 24: resuscitation equipment

Discussion of earlier report by Donna that resuscitation equipment not all that good. Bob Hodge and Life Saving Society suggest mouth to mouth rather than equipment and use of posters and a floating board kept attached to wall. Donna to check again with life saving people, find out about mouth to mouth demos, number of people per session etc, find out re posters and to report back. Suggestion that Rule 24 could be deleted if satisfactory arrangements re above can be made.

#### 9. Display of rules: circulation of lists of members

Maureen suggested main rules be displayed at pool gate, with sign indicating that pool is for use of members only. Need for circulation of names, number and age of children, of pool club members. Margaret said this is underway.

#### 10. Other

Finance: apparently some wish to help solve financial crisis. What is money needed for? Margaret said more paving, landscaping, miscellaneous extras, solar cover, permanent cover, etc etc. Apparently house 70 wishes to join.

27 Urambi Village  
Crozier Circuit  
KAMBAH ACT 2902

Mr R. Glore  
SAL-CHLOR  
260 Moggill Road  
TARINGA QLD 4068

Dear Sir,

Further to our phone conversation of 11 December, please supply two (2) only SAL-CHLOR DELUXE automatic saline pool chlorinators and power pack units.

I enclose our cheque for \$1070.00 - the price as quoted by R. Glore being \$535.00 for each unit.

Please arrange dispatch as soon as possible to:

A.G. Christie  
27 Urambi Village  
Crozier Circuit  
KAMBAH ACT 2902

If this address is unattended, then deliver to:

A.C.S. Kay  
19 Urambi Village  
Crozier Circuit  
KAMBAH ACT 2902

(Both of these addresses are best approached from Driveway "B").

Yours faithfully



Alastair Christie

(On behalf of the Urambi Swimming Pool Club)

URAMBI VILLAGE SWIMMING POOL CLUB

MEMBERSHIP AGREEMENT

In consideration of the right to use the  
Urambi Swimming Pool and receipt of a key  
to the gate,

I/We undertake to abide by all rules relating  
to the pool, as approved from time to time  
by the Committee of the Body Corporate,  
Proprietors Units Plan 119, and to pay such  
charges relating to the pool as may from  
time to time be set by the said committee  
or its delegate.

NAME:

SIGNATURE:

URAMBI VILLAGE SWIMMING POOL CLUB

CERTIFICATE OF PARTICIPATION

I, \_\_\_\_\_, Secretary of the  
Urambi Village Pool Management Committee, do hereby  
certify that House No. \_\_\_\_\_ is a Participating Unit  
for the purposes of the Urambi Village Swimming Pool  
Club Rules, and that:

\* all monies payable in respect of that unit have been  
paid.

\* the following amount is payable in respect of that  
unit:

RULE 25 STATES:

Membership in the Club shall be transferred to the new owner(s)  
upon sale of a Participating Unit. The Secretary of the Club  
will provide a certificate stating the above if requested in  
writing.

\* strike out whichever is inapplicable

URAMBI VILLAGE SWIMMING POOL CLUB

TRANSFER OF RIGHTS

I/we \_\_\_\_\_, the owner(s)  
of House No. \_\_\_\_\_, a participating Unit in the Urambi  
Village Swimming Pool Club, hereby TRANSFER my/our  
rights to use the Pool during the period that I/we are  
absent from my/our house, to my/our Tenants, as specified  
in the Rules of the Club.

signature:

name:

# Seasonal Membership

## Arguments For

1 Extra money for pool

~~2 So it's no~~

2 So it's not us and them

## Implications

- Charge ~~a very high price~~ <sup>the</sup> highest price we can while still selling season memberships.
- To be extra the amount must cover ~~the~~ ongoing maintenance and ~~recording~~ depreciation.
- Ask everyone we can let any interested person have a season membership.
- Everyone in Urumbi who is ~~not~~ hasn't ~~paid~~ Paid a share in Pool should be able to have season membership.

Cost \$100/person/season

\$250/~~per~~ family/season

\$1000/5 yr. personal loan would cost \$312/yr  
Cost over 10 years is still likely to be \$150-200/yr.

## Arguments against

1 The increased number of people using pool

2 People will be critical of ~~level~~ <sup>amount</sup> which season membership should cost

3 More difficult for members to know who may use Pool and ~~the~~

- More crowded conditions in pool resulting in less pleasant use for members.
- Increase need for chemicals
- Increase work load for people taking care of pool
- Increase probably of water chemistry getting out of balance
- The us and them argument may well work against us
- Lower level of care and responsibility



# Preamble

Make.

## URAMBI VILLAGE SWIMMING POOL CLUB RULES

For the purpose of these rules:

- (a) an adult is a person ~~over~~ 18 years of age *and over.*
- (b) a participating unit is a unit in Urambi Village for which a share in the Urambi Village Swimming Pool Club (hereafter referred to as the Club) has been purchased by its owner(s).
- (c) a member is:
  - (i) the owner(s) of a participating unit.
  - (ii) a person normally resident in a participating unit ~~who~~ is not a tenant.
- (d) <sup>(ii)</sup> an associate member is:
  - (i) <sup>(ii)</sup> a tenant in a participating unit not currently occupied by the owner(s) if that owner(s) has transferred his/her rights to use the pool to his/her tenant.
  - (ii) ~~(i)~~ a houseguest of a member (i.e., staying overnight or longer).
  - (iii) ~~(ii)~~ a ~~resident~~ <sup>tenant</sup> who has paid for a seasonal membership.

1. The Club consists of all members and associate members.
2. The function of the Club is to develop and maintain the Urambi Village Swimming Pool, the safety fence and the area and facilities enclosed by that fence (hereafter referred to as the Pool)
3. Any Urambi Village Unit may become a participating unit upon purchase of a share by its owner(s).
4. The cost of a share in the Club <sup>and of seasonal membership</sup> shall be determined at each A.G.M.
5. The cost of insurance, new equipment and all other costs associated with maintaining and developing the Pool, shall be borne equally by the participating units.
6. The Club shall hold an annual general meeting in February, which shall elect the following representatives to the Pool Management Committee (hereafter referred to as the Committee): Secretary, Treasurer and Maintenance/Development Officer.
7. A general meeting must be called upon a <sup>written</sup> request by members <sup>representing</sup> 25% of the participating units or if deemed necessary by the Committee.
8. At any general meeting of the Club each participating unit shall have one vote which may only be exercised by an adult member of the Club representing that unit. <sup>which is fully paid up.</sup>
9. No business shall be conducted at a general meeting unless a quorum is present. A quorum shall consist of members representing 50% plus one of the total number of participating units.

10. The hours of access to the Pool shall be determined by the Committee, subject to the approval of the Body Corporate Committee.
11. The Committee shall be responsible for management of the Pool, and may set such conditions on the use of the Pool as they deem necessary. The Committee may co-opt additional members as required,
12. The Maintenance/Development Officer may close the Pool whenever he/she deems it necessary.
13. Entry to the Pool shall be by the key operated gate only. The owner(s) of each participating unit shall be issued with a key to the Pool. Replacement cost of keys shall be borne by the applicant. *and seasonal members.*
14. No person under <sup>13</sup> years of age may be in the pool enclosure unless an adult <sup>present in the pool enclosure</sup> has specifically accepted responsibility for him/her.
15. Persons between <sup>12.5</sup> and <sup>18.17</sup> years of age may use the Pool without an adult specifically accepting responsibility for him/her, but must leave the pool enclosure if directed to do so by any adult member of the Club (*disregard of rules*)
16. No dogs or other animals except humans shall be permitted within the Pool enclosure.
17. *Dangerous behaviour* is not permitted within the Pool enclosure.  
A
18. Sound equipment may not be operated within the Pool enclosure except through earphones designed for private listening.
19. Members of the Club have the following rights:
  - (a) To use the Pool, subject to the rules of the Club.
  - (b) To invite as guests people who are not residents of Urambi Village to use the Pool, subject to the rules of the Club. The maximum number of guests per participating unit allowed to use the Pool ~~or the area and facilities inside the safety fence at any one time shall be set at a general meeting.~~
  - (c) *other than a member under c iii)* If an adult, to represent participating unit(s) at a general meeting.
20. Associate members of the Club have the right to use the Pool, subject to the rules of the Club.
21. An absentee owner(s) of a participating unit may elect, by notifying the Committee in writing, to transfer to their tenants the right to use the Pool.

22. Any complaints shall be put to the Committee.

It is noted that this rule does not limit the right of any Urambi resident to complain to the Body Corporate Committee at any time on any subject.

23. All adult members<sup>and associate members</sup> shall give a written undertaking to abide by these rules and conditions of access.

24. These rules may only be changed by a simple majority vote at a general meeting