

URAMBI SWIMMING POOL CLUB

ANNUAL GENERAL MEETING

COMMUNITY CENTRE

SUNDAY 22 AUGUST 1993 1.30pm

1. Apologies
2. Convenor's report
3. Financial statement
4. Annual Levies
5. Joining Fees
6. Proposed expenditure 1993/4
7. Other Business
 - . reciprocal arrangements with Arrawang
 - . Access to pool - issue of keys, general security and access.
 - . Swimming classes
 - . Forward planning for pool replacement/extension of facilities
8. New Committee, including body corporate representative.

Bob Edwards

PROXIES

IF YOU CANT MAKE THE MEETING PLEASE GIVE YOUR PROXY TO SOMEONE ELSE WHO CAN.

Bob Edwards House 38 will be there.

I.....of House
give my proxy to
to be used at the Annual General Meeting of the Urambi Swimming
Pool club.

MINUTES OF THE URAMBI VILLAGE SWIMMING POOL CLUB MEETING
SUNDAY 22 AUGUST 1993 1.30PM.

Present were occupants of the following units:

46,71,33,17,18, 22,26,43,9,39,13,21,32,24,36, 38, 52, 29, 4

Proxies were available from units: 63, 51,40, 24, 40, 41, 50,49, 53,
19, 31

Discussion

Minutes of the previous meeting were agreed.

The report was provided by Bob Edwards. The accounts were in a healthy condition with levies covering the costs of operation. The main expenditure was on brush fencing and security gate.

Annual fees were set as previously.

Other Business.

The following issues were discussed:

Insurance

Life expectancy of pool and potential cost of a new one.

Possibility of railing at steps.

Opening and closing times

Lighting

Access to the pool was discussed, in particular access by non residents.

The following were nominated and accepted to the committee:

Margaret Forsyth, Hilary White, Noel Pratt, Anne Phillips, John Bevan,
Bob Edwards (Treasurer)

Thanks were expressed to Frank Swayn for his sterling efforts as Pool Manager.

Bob Edwards

**URAMBI VILLAGE
SWIMMING POOL CLUB
STATEMENT OF ACCOUNTS
July 1992 - July 1993**

ASSETS

Sinking Fund (Civic Advance Bank)	\$33,642
(Including Interest)	
Passbook	\$1,904

INCOME

Levies (4 quarters)	\$5,400
Passbook Interest	\$20.14

Membership

Seasonal	\$400
Full and Part Payments	\$500

EXPENDITURE

Chemicals	\$377.02
-----------	----------

Labour

Pool Manager	\$1960
--------------	--------

Equipment

Fence, Gate	\$963.13
-------------	----------

Maintenance

\$353.52

Plants Landscaping

\$40.00

Insurance

1992-3	\$166.82
--------	----------

Electricity

1992-3	\$282.92
--------	----------

BCC for Administration

1992-3	\$270.00
--------	----------

Taxation (91/92)

\$1,192.79

Bank Charges

\$13.13

TOTAL

\$5902.25

- Assistant for Frank at start & down.
- Pool assessment - how long pool will last & cost.
- Separate insurance - is our sinking fund adequate
- railing at steps - letterbox drop
- closing time

*Christine Spence
Noel Pratt
me*

URAMBI VILLAGE
SWIMMING POOL CLUB
STATEMENT OF ACCOUNTS
August 1993 - March 1994

ASSETS

Sinking Fund (Civic Advance Bank)	\$35,387.21
Passbook	\$1,642

Total

INCOME

Lewies	\$2,700	<i>2700 to come</i>
Passbook Interest	\$14.05	

Membership

Seasonal	\$250	
Part Payments	\$900	<i>Tom Koffler Nella White</i>

EXPENDITURE

Chemicals	\$200.13
Labour	
Pool Manager	\$1964.00
Equipment	
Vacuum for leaves	\$199
Landscaping	\$289.85
(Brush Fencing \$240) + plants	
Maintenance	\$544.25
(Includes filter pump, solar pump, gate lock)	
Tax 1992/93	\$939.51
Bank Charges	\$3.54

*Frank to resign - add in Newsletter - applications
↳ children off golf course property*

URAMBI VILLAGE
 SWIMMING POOL CLUB
 STATEMENT OF ACCOUNTS
 August 1993 - August 1994

ASSETS

Sinking Fund (Civic Advance Bank)	\$35,605.70
Passbook	\$3,064.04

INCOME

Levies	\$5,450
Passbook Interest	\$31.59
Sinking Fund Interest	\$1964.33

Membership

Seasonal	\$250
Part Payments	\$900

EXPENDITURE

Chemicals	\$294.96
Labour	
Pool Manager	\$2431.00
Equipment	
Vacuum for leaves	\$199

Landscaping	\$289.85
(Brush Fencing \$240)	

Maintenance	\$587.85
(Includes filter pump, solar pump, gate lock)	

Tax 1992/93	\$939.51
Body Corporate Administration	\$270
Insurance	\$282
Electricity	\$166
Bank Charges	<u>\$3.54</u>
	\$5464.07

TO THE MEMBERS URAMBI VILLAGE SWIMMING POOL CLUB

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given of the Annual General Meeting of Urambi Village Swimming Pool Club. as follows:

Date: Sunday, , 21st August, 1994 .

Time: 1.30 p.m.

Place: Community Centre, Urambi Village, KAMBAH.

Agenda:

1. Election of Chairperson.
2. Acceptance of Proxies.
3. Minutes of Previous Annual General Meeting.
4. Business arising from Minutes.
5. Financial Report.
6. Proposed Budget. - *depends on - new pool.*
7. General Business. *new committee*

Dated this 3rd day of August, 1994.



For & on behalf of The Committeet

P.S. IF YOU ARE UNABLE TO ATTEND THIS MEETING PLEASE SIGN THE ENCLOSED PROXY FORM AND RETURN TO Mr. Bob EDWARDS THAT THOSE WHO ATTEND THE MEETING ARE NOT INCONVENIENCED DUE TO THE LACK OF A QUORUM.

I hereby appoint..... as my proxy at the Annual General Meeting of the Urambi Village Swimming Pool Club meeting to be held on 21/8/94.

.....

Swimming Pool AGM 21 August 1994

Present:

Mike Robbins	Suzanne Davey
Richard Jones	Frank Swain
Kris Rowlands	Bob Edwards
Helen Kentlang	Annie Phillips
Margaret Forsythe	Jan Burbagon.
Thomas Jeffers	
Margaret "	

Minutes accepted - Suzanne - 2nd Frank.

- Fibreglass coating peeling off ? cost of redressing it.
- Railing on step.
- Reduced joining fee ? increase level.
- Longer opening time - who to close pool.
- Thomas - noisy in moving (evening not a problem)
- Newsletter - not to bring countless numbers of visitors to pool.
 - rubs in residents package.
- Mike Robbins - financial report.
- Survey of usage of pool.
- Shade cloth to be replaced. ? cover to keep towels dry.
- Leves same moved Bob 2nd Thomas.
- Toilet to new pool.

New Committee:

Margaret Jeffers,	Annie Spence,
Margaret Forsythe	Annie Phillips
Mike Robbins	John Bevan

Convenor: Mike Robbins - Richard - 2nd Thomas

Urambi Village Swimming Pool Club Committee Meeting 16/10/94

PROPOSED AGENDA

(I feel a bit like the new chum suggesting to the old hands how they should run things. I guess it's only that I played a major part in getting the pool going back in the early 80's that makes it appropriate.)

1 Sort out who's doing what.

The fact that nobody was nominated at the AGM to the following three official positions has already caused some unfortunate confusion.

- Convener (At the Pool Club AGM I said I was willing. However, as John has been convener for many years, he wasn't at AGM and I didn't nominate for the position; I think John should be Convener if he'd like.)

- Treasurer (Bob Edwards stepped down and I do not intend to do this job although I picked up the books from Bob yesterday, 15/10/94.)

- Maintenance/Development Officer (I am not clear who was doing this job last year. I suspect John was, more or less, and that it wasn't a big deal while Frank was "Pool Manager". Somebody must take this on, witness the less than smooth start to the 94/95 swimming season. I did not nominate for this job and do not intend to do it.)

- Given the number of people willing to be on the Pool Club Committee, several of us will be co-opted to the Committee. I'm clear that I have undertaken to investigate when we are likely to need a new pool and work up a strategy for the replacement of the existing pool. What work do others see themselves as doing? It seems to me that it would be great if somebody were willing to take minutes and organise the files.

2 Employment of a "Pool Manager" or at least somebody to do the regular, daily and weekly maintenance tasks that keep the water safe to use.

3 Date and time of next meeting.

The following are several matters that I would like actively discussed and pursued by the Committee in the near future.

- Having all Urambi houses as members of the Pool Club.

- Regular yearly reductions in the joining fee as the date of replacement of the pool approaches.

- Reassessment of developments suggested at the last couple of AGM's in light of when the pool will be replaced.

- The matters concerning our next pool, eg method of construction, size.

4 Other Business

Michael Robbins (16/10/94)

Urambi Village Swimming Pool Club AGM

AGENDA

1. Acceptance of Proxies
2. Minutes of Previous AGM
3. Business arising from Minutes
4. Convener's Report
5. Financial Report
6. Proposed Budget
7. General Business
8. Election of New Committee.

Urambi Village Swimming Pool Club AGM 1995
Convener's Report

I believe that the main issue we need to consider at the AGM is the repair or replacement of the current pool. So that you have some basis on which to discuss the issue, I suggest you take a close look at the pool after reading the following notes.

You are probably aware that our pool is basically a fibreglass shell suspended from a concrete rim and was constructed on-site. The main concern is that the fibreglass has developed numerous domes and pin-holes in the gel coat on both the sides and the floor.

A number of the domes have cracked, exposing the underlying fibreglass and allowing water to penetrate the shell. This can be seen most obviously on the wall opposite the light nearest the deep end and on the adjacent area of the floor.

Pin-holes are most easily identified by the small (2-3mm dia) dark algal growth which is usually present. These are fairly obvious on the wall between the steps and the nearest light. If you rub the algae off with your finger you may be able to see the pin-hole.

It is still possible to maintain reasonable water quality. However, it is probably more difficult to maintain to a high standard because it is not possible to completely kill the algae living in these places. It also seems likely that the shell is being damaged. The extent to which this will shorten the life of the pool is not clear.

The present Committee has had various advice about what can be done, ranging from nothing to replacement. However, the commercial pool repairers consulted have never sent written estimates of the costs of repair or replacement. Therefore, we are not in a position to discuss the detail of the various options. However, we have the oral quotes and believe that it would be best if the AGM clearly indicated to the new Committee which option(s) the Club thinks are worth investigating more fully. We also believe that it would be desirable for the AGM to pass a motion that a meeting of the Club be held early in February 1996 to approve expenditure on an agreed recommendation.

OPTIONS

Do nothing. Probably cost a bit more to maintain the water quality and may mean the shell doesn't last as long. Clearly the cheapest and least likely to curtail the length of the swimming season.

Vinyl Liner. Probably a little cheaper than recoating and would last a similar time. Mixed reports about the ease with which the liner can be fitted around the steps, lights etc. Said to be as robust as fibreglass and provide as good a surface to clean. The liner is constructed off-site. While the pool must be drained to install the liner, it seems likely that this can be done outside our normal swimming season.

Recoating. Rough estimate of cost is between five and six thousand dollars. Estimates of how long it would last range between five and fifteen years. Given how long the present gel-coat has lasted and the standard of the original job, these estimates seem reasonable. The pool would need to be drained, the present gel-coat sanded back and a new gel-coat applied. We are told the best result will be achieved if the new gel-coat is applied while the weather is warm i.e. during our normal swimming season. Estimates as to how long the work would take range between one and three weeks. It would be possible to include lane markings in the new gel-coat.

Replacement. A rough estimate of the cost of a concrete pool with marble sheen finish and water-line tiles of the same dimensions as the current pool is thirty eight thousand dollars. Such a pool would last for a very long time but would also need refurbishing after fifteen years. The work could be done outside our normal swimming season. It would also be possible to have some of those things that the twenty-five founding households would have liked, but couldn't afford e.g. a longer and wider pool, a swim-out with more useful steps, rounded corners which would allow the use of automatic cleaning equipment. It seems only worth investigating this option if the fifty-seven current households want some additional features and are willing to use the forty thousand plus in our sinking fund. It would probably cost a bit more than the four and a half thousand a year we currently spend to run a bigger pool, although it may be easier to maintain a high standard of water quality during periods of heavy use.

LAST SEASON

The Committee would like to thank all the volunteers who helped around the pool last season, and the paid maintenance person Daniel Jones. I believe that at the AGM we should also thank Annie Spence for being a fine Maintenance/Development Officer and Margaret Forsythe a diligent Treasurer.

A number of people, including someone who looked quite similar to Andrew Kay, achieved some fine results around the pool over Christmas with a bit of new paint, some shade cloth, a few plants and lots of energy.

The dust storm made it difficult to maintain the water quality. However, Daniel and Annie managed much better than many maintaining pools in Canberra and didn't in fact close the pool. When the water quality is not bad enough to close the pool but not up to the usual standard, members really need to make up their own minds whether they will swim or not. The Maintenance/Development will usually only close the pool if they think it is absolutely necessary.

There were just a few problems last year. The Committee hopes that all members will read the attached copy of the rules and the conditions shown on the notice board to the right of the entry gate to the pool and explain them to younger members and guests to help ensure the enjoyment of all.

In particular we trust that everyone will appreciate the point of:

- excluding bottles and other glassware from the pool enclosure;
- not allowing use of the pool after dark; and
- granting members and associate members, **but not visitors** who are between 12 and 17 years of age, the privilege of using the pool without an adult member or associate member specifically accepting responsibility for them.

THIS SEASON

A reminder to all Urambian's who are not currently members of the Club that resident owners and their families can become members by purchasing a share in the Club and tenants who occupy one of the Urambi units that do not have a membership can purchase a seasonal membership.

The following Urambi units are not currently members of the Club; 1, 3, 8, 11, 12, 16, 35, 45, 47, 48, 58, 59, 65, 70. The Committee hopes that at least some of these will join in the fun this season.

Michael Robbins, 11/11/95

Fixing the Pool

The recent Pool Club AGM discussed the pool's future. A decision will be made at the next general meeting in February, drawing on the following options:

- (1) do nothing - we can expect to get through one, maybe three, more years;
- (2) vinyl liner or recoating of the existing pool - would last "5 to 15 years"; and
- (3) a new, larger pool - financing may require a levy of members.

The costs of the "do nothing" option include greater difficulty in maintaining water quality because of impurities (algae) that are lodged in the pool's surface imperfections and extra financial and inconvenience costs if the pool suddenly becomes unusable. The benefit is that it would give us more time to accumulate funds for replacement/refurbishment.

If we want to stay with the current pool size, option 2 looks to be the way to go, along with refurbishment of equipment and a few extras (eg, lane lines). We haven't got firm quotes yet, but this option would be financed easily from the Club's accumulated funds.

At the meeting, a strong desire was expressed for a bigger pool, though it was recognised that cost could be a constraining factor. For instance, a pool around the current size would cost around \$40,000. A wider and longer 25 metres pool (ie 10 metres longer) could cost over \$90,000 once all the landscaping etc costs are taken into account. A bigger pool would, of course, cost more to run.

Mike Robbins and I are now in the process of obtaining detailed quotes and fleshing out the implications of the second and third options, so that by the time February comes around, we should be able to make available all the details needed for a considered decision. We'll provide you with a progress report in the next issue of the Newsletter.

Nick Brown

The Pool - putting on a new skin

We have been given a quote for re-coating the pool. It is evident that, in the ACT, this can be done only by Glasscrete Swimming Pools, who in turn contract the work out to Sunset Pty Ltd which is based in Queanbeyan. The only alternative looks to be to go through the hassle of organising a Sydney contractor. However, people in the pool industry indicated that getting the job done from Sydney would be difficult. One in Sydney who was contacted (through Action Pool Installations) was not willing to quote for the job.

The work is not straightforward, requiring skills and experience in working with fibreglass and takes around a week to carry out. Ideally, it should be done in warm, dry weather conditions. It needs to be done before the middle of April. Otherwise, we would have to wait until around mid to late October.

Glasscrete have quoted \$14,700. This covers emptying the pool and stripping the current surface, sanding and grinding, and applying the new skin. The skin is made up of fibreglass sealed with 'Vinyl Ester' to make it impervious to water (Glasscrete say the the current coating is slightly pervious) and finished with a "flow coat" which provides the colouring.

Extras are no problem. Lane markers can be put in for zero or very little extra cost. Ladder steps (stainless steel) for the deep end and a support bar to assist entry and exit at the shallow end would probably cost around \$500 each. Tiles around the waterline would lift the pool's appearance and cost around \$2,000. The pool may also need "bracing" to prevent the shell from damage during recoating. All in all, we're looking at up to around \$18,000.

Nick Brown

A Swimming Pool meeting to discuss the above or replacement with a larger pool, approximate cost \$70,000 for a 8m x 20m pool with the lot - fully tiled, pumps, filters, heater, will be held Sunday 10th March 1996 at 4pm in the UV Community Centre.

STATEMENT OF ACCOUNTS
AUGUST 1994 - AUGUST 1995
URAMBI VILLAGE SWIMMING POOL CLUB

ASSETS:

Sinking Fund (Advance Bank)	\$ 32899.50
" " " "	4398.66
Passbook (Including Interest)	4678.47

INCOME:

Levies (4 Quarters)	4797.26
Passbook Interest	78.06
Membership	
Seasonal	150.00
Part Payment	300.00
	\$ 5,325.32

EXPENDITURES:

Chemicals	347.17
Labour - Pool Manager	2270.00
Landscaping (Including Sarton, Paint, etc, Plants)	296.65
Capital Equipment (Extra keys)	33.00
Tax 1993/94	652.94
Body Corporate Administration	270.00
Insurance	285.00
Electricity	170.00
Bank Charges	
Passbook Taxes	4.57
Cheque Fees	24.50
Sinking Fund Account -	
State Taxes	1.01
	\$ 4,354.84

Urambi Village Swimming Pool Club AGM

AGENDA

1. Acceptance of Proxies
2. Minutes of Previous AGM
3. Business arising from Minutes
4. Convener's Report
5. Financial Report
6. Proposed Budget
7. General Business
8. Election of New Committee.

PROPOSALS FOR POOL LANDSCAPING

The following information is for your consideration at the Special General Meeting of The Urambi Village Body Corporate on Sunday 16 June at 3pm in the Community Centre. Please attend as your views are essential for a group decision.

BACKGROUND

As you are probably aware, the pool has been extensively improved and renovated. We are keen to carry out landscaping improvements to further enhance the ambience within the pool area. These improvements, together with the new shade covered area and the brush fencing will add value to this important community facility and provide more enjoyment when visiting "Club Urambi".

AVAILABLE FUNDS

There is a total of \$24,000 available in the Pool Bank Account. The Pool Committee recommends that \$12,000 be retained in the account for future emergencies/contingencies. This leaves another \$12,000 for upgrading the pool surrounds. The Pool Committee believes that the number one priority is the landscaping of the pool area and that substantial improvements take place.

CONCEPTS AND PROPOSALS

THE HILL AREA

- Option 1 - remove hill and pave at existing paving level using sleeper retaining walls - \$8,920
- Option 2 - create 2 flat levels of turf with sleeper walls and steps - \$5,500
- Option 3 - create 1 flat level of turf and extend paving. Sleeper steps and wall - \$4,156
- Option 4 - create 1 flat level of paving (similar to option 3 but paved) - \$5,556
- Option 5 - 2 flat levels -paved, using sleepers for walls and steps - \$6,542
- Option 6 - 1 flat level of turf and extended paving using stone wall and stone steps - \$4,208
- Option 7 - 1 flat level of paving and extended paving with stone wall and steps - \$5,608
- Option 8 - 2 flat levels of lawn with stone steps and walls- \$5,118
- Option 9 - 2 flat levels of paving with stone steps and walls- \$6,518

SURROUNDS OTHER THAN THE HILL

- Quote 1 - fibreglass pool cover box - \$1870
- Quote 2 - replace rotten sleepers, replace posts as required, repair pool cover box with treated pine - weld and paint, repair steps, raise roof of pump shed - \$2,300
- Quote 3 - garden work - removal and new plantings (\$350) and irrigation system - \$2340

Quote 4 -Changes to the hill - widen by approx 1m the existing paving at the ground level; move back approx. 1m the garden next to the chemical shed to allow for extra ground level paving; moving up the hill, create a 2nd level approx. 40cm high stone wall high, 2m wide paved area; create a 3rd level approx. 40 cm high, a turfed area extending to the back garden- see diagram below.

Other changes - demolish and remove all sleepers in the pool area and replace with yellow stone walls; install a manual garden irrigation system; raise the height of the pump shed by 300 mm; top up all garden beds with mulch; level pavers under the pergola area. All materials and labour are included in this quote. - \$8,110 (*Preferred Recommendation)

John McNamara who would be doing this work is only able to work on the weekends however he guarantees that the work would be completed by 1st October 1996.

POOL COMMITTEE RECOMMENDATION

In summary:

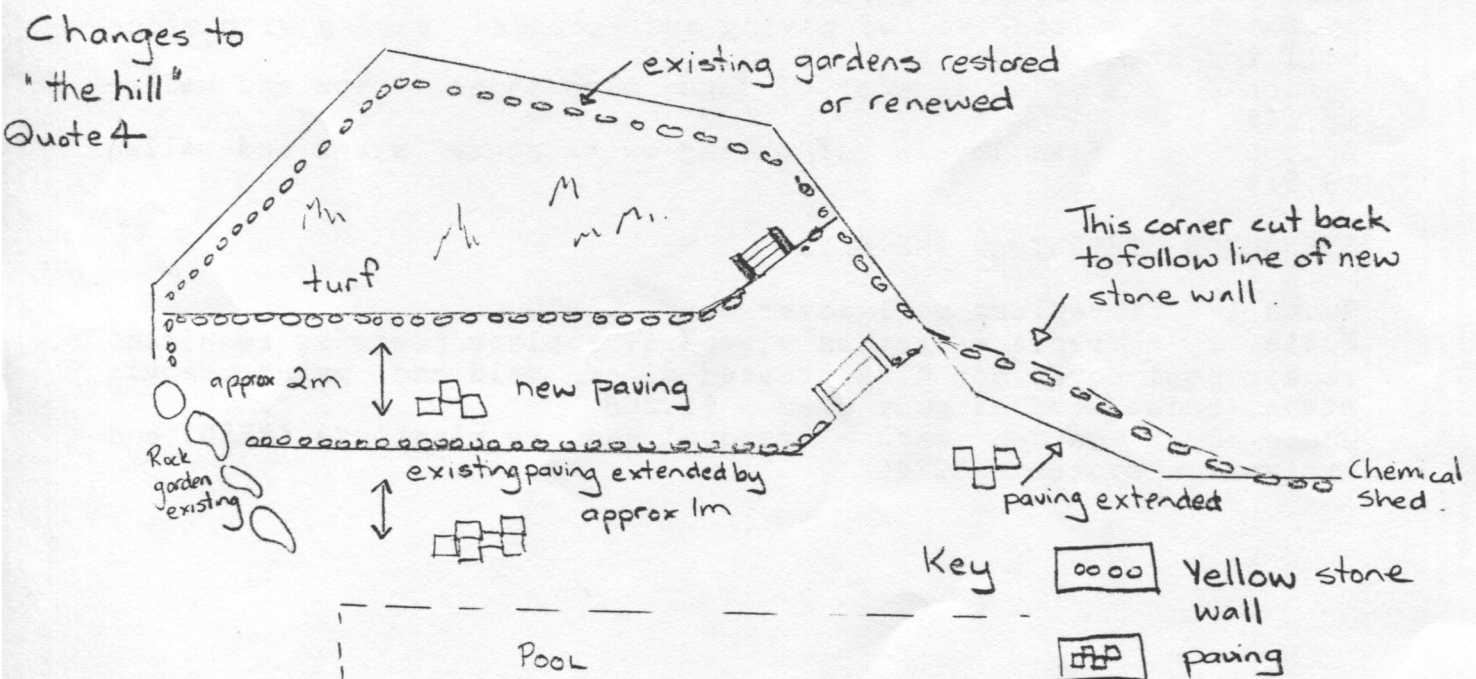
- . accept Quote 4 above

In addition to this work:

- . repair the existing pool cover box
- . remove and replant where necessary
- . install a combination lock for gate to eliminate the need for volunteers to lock the gate each night.
- . extend brush fencing to enclose entire pool area
- . purchase more outdoor furniture

Total cost: \$12,000 approximately.

If you are not a Pool Club member but wish to join then please attend the meeting or contact Margaret Forsythe on 2312882 (Unit32)



UV SWIMMING POOL CLUB MEETING 10 MARCH 1996

Nick Brown has done a great job of chasing quotes for re-coating the pool and we should now decide whether this is what we want or a new pool

I have been extremely slack about getting exact quotes but have estimate
From several sources suggesting a range of \$50,000 to \$80,000 for a 8x20metre pool.

Annie Spence been extremely noble and continued to perform the funct
the Maintenance/Development Officer. Both she and I will retire from
the Swimming Pool Committee.

A meeting of the UV Swimming Pool Club is therefore called for 4pm 10th Mar
1996. My apologies for the short notice. Please send a proxy if you
cannot attend.

Michael Robbins

**Units Plan 119
Urambi Village, Kambah**

**Urambi Village Swimming Pool Club
Treasurers Report for the Year 1 July 1997 to 30 June 1998**

Introduction

The financial year just ended has been the first year that the Body Corporate Treasurer has taken over the management of the books of the Swimming Pool Club. The process has been very simple.

- As before the Pool Club membership fees have been collected as part of the levies process. The money is banked into the Urambi Village cheque account. A line item is maintained on the monthly accounts provided by ACT Strata Management Services.
- Bills are presented to the Treasurer that are countersigned by the Pool Club representative (Bob Edwards). These are paid from the cheque account. A single line item is maintained by ACT Strata Management Services, but the individual items are annotated to allow different categories to be listed as shown in the accounts below.
- A charge is made against the Pool Club as a contribution to electricity, water, insurance and management fees. This was set at \$1,500 annually as discussed below. It is recommended that this be made quarterly in future.
- Any contracted gardening work carried out in the pool area will be paid for by the Pool Club.
- The positive or negative balance of income against expenditure is made between the savings account of the Pool Club and the main account. . It is recommended that this be made quarterly in future.

Income

The major income for the year is made up of \$5,800 from membership fees. No casual collection of fees was made. Bank interest amounted to only \$20 and it is recommended that the next year some of the funds are moved from the saving account into a higher earning account.

7 members. + back payments.

Expenditure

The Pool Manager is paid \$400 a month during the swimming period and at a rate of \$15 an hour outside this time. The amount paid out was \$2,600.

Chemicals cost \$762 and contracted maintenance was very low at \$163.

The amount reimbursed to the UV Body Corporate was \$1,500. This was increased from \$975 for the previous year and for many earlier years. It is very difficult to calculate the precise amounts but a notional break-down is as follows:

- Electricity \$350
- Insurance \$400
- Administration \$300

- Water \$450

It is felt that these figures are still low, especially for water usage and an increase is recommended for next year.

State of Savings Account

The Savings account balance stands at \$8,044.34.

Conclusion

The Pool Club has had a quiet year, and disregarding interest payments, the surplus of expenditure over income was \$330. This is a totally inadequate amount as it is essential to increase funds to cover future major work on the pool.

Richard L Jones
Treasurer

18 Urambi Village

**Units Plan 119
Urambi Village, Kambah
Urambi Village Swimming Pool Club**

Proposed Budget for the Year 1 July 1998 to 30 June 1999

Attached is the proposed budget for the Swimming Pool Club for the coming year.

Income

The major item affecting income is the proposal to increase the Pool Club annual membership by \$60 to \$160. The current fee has not been changed for many years, probably since the initial fee was set. It is clearly totally inadequate given the need to substantially increase the current low level of funds to cover major works on the pool. Indeed it is likely that a further increase will be required in the next year or so.

Expenditure

The major item for increase in budget over last year's expenditure is to allow \$2,500 to reimburse the Urambi Village Body Corporate for electricity, water, insurance and management fees. As stated in the report for the year ended, it is difficult to measure the amount that should be charged, but it is clear that water usage is a major item, given the increased charges made by ACTEW in recent years .

A proposed break-down of the reimbursement figure is:

- Electricity \$500
- Insurance \$500
- Administration \$500
- Water \$1,000

All other budgetted items are based upon last years' figures.

I recommend this budget for your consideration and adoption.

**Richard L Jones
Treasurer**

18 Urambi Village

<u>Urambi Village Pool Club Accounts for 1997-8</u>			
Income			
Pool Club Membership	\$5,800		
Interest	\$20		
Total Income		\$5,820	
Expenditure			
Materials	\$762		
Maintenance	\$308		
Pool Management	\$2,600		
Tax	\$319		
Reimbursement to UVBCC	\$1,500		
Misc.	\$5		
Total Expenditure		\$5,489	
Surplus		\$330	
Administrative Fund			
Opening Balance	\$8,524		
Closing Balance	\$8,044		
<u>Proposed Urambi Village Pool Club Budget 1998-9</u>			
Income			
Membership Fees	\$9,280		
Interest			
Total Income		\$9,280	
Expenditure			
Materials	\$800		
Maintenance	\$500		
Pool Management	\$3,000		
Tax	\$10		
Reimbursement to UVBCC	\$2,500		
Total Expenditure		\$6,810	

**Units Plan 119
Urambi Village, Kambah**

**Urambi Village Swimming Pool Club
Treasurer's Report for the Year 1 July 1998 to 30 June 1999**

Since 1997-98, Pool Club membership fees have been collected as part of the levies process and recorded separately. Bills have been paid from the body corporate's cheque account with individual items noted for compilation of the pool accounts.

A charge is made against the Pool Club for a contribution to electricity, water, insurance, management fees and use of the land for the pool. Last year, this was set at \$2 500.

The surplus on the pool club account was transferred from the body corporate cheque account to the pool club savings account at the end of the financial year.

Membership

Last year, units with pool club membership rose by 3 to 60. Unit holders joining were 1, 37 & 70. The joining fee has been set at \$1 200 since around 1985 and is typically paid in instalments.

A sheet showing units whose residents are currently entitled to use the pool is attached.

Income

Income was \$9330 from membership fees.

Expenditure

The Pool Manager was paid \$400 per month in season and \$190 for off season maintenance.

Chemicals cost \$594. The new pool cover cost \$963.85 and a new vacuum hose \$80.50. There were no contracted maintenance costs.

The amount reimbursed to the UV Body Corporate was \$2 500, up from \$1 500 in 1997-98. A notional breakdown is as follows:

◇ Electricity	\$400
◇ Insurance	\$400
◇ Administration	\$350
◇ Water	\$750
◇ Use of land	\$600

State of Savings Account

The savings account balance rose to \$12 900. \$12 000 has been transferred to a fixed deposit account, earning 4.9% interest.

Surplus of Income over expenditure: \$2465.65

**Units Plan 119
Urambi Village, Kambah**

**Urambi Village Swimming Pool Club
Proposed Budget for the Year 1 July 1999 to 30 June 2000**

Income

It is proposed subscriptions remain unchanged, so membership income is projected to be \$9600.

With \$12 000 accumulated funds in a fixed interest account, interest income will rise to around \$400.

Expenditure

It is proposed to increase the reimbursement to the body corporate by \$500 to \$3 000. This would cover gardening as well electricity, insurance, administration, water and rent. Over the last year, the pool garden was allowed to run down at times and Douglas Kerruish made a few visits to tidy it up. However, invoicing these separately proved arbitrary and somewhat inconvenient. Better to allocate, say, \$500 in return for the body corporate asking Douglas to include it in mainstream gardening activities.

Maintenance and equipment expenditure has been set at \$1 500, an increase of \$500 over last year's budget. This is in anticipation of spending on the solar heating system - the hoses were leaking last year. More may well need to be spent.

Other items are similar to last year.

Surplus

The budgeted surplus of income over expenditure is \$2095.

Our experiences over the last few years indicate that an annual surplus of \$2 000 plus is needed to provide for future refurbishments. (A rough rule of thumb indicates that at least \$20 000 (current prices) is needed for relining of the pool every 12-15 years, plus some thousands of dollars for refurbishing pumps and filtration equipment and heating systems.)

URAMBI VILLAGE POOL CLUB:1999-2000 BUDGET & 1998-99 ACCOUNTS

	1999-2000 BUDGET		1998-99 Budget	OUTCOME
INCOME				
Administration levies	\$9600		\$9280	\$9330.00
Interest	\$400			
TOTAL INCOME	\$10000		\$9280	\$9330.00
 EXPENDITURE				
Materials	\$800		\$800	\$595.00
Maintenance/equipment	\$1500		\$500	\$1044.35
Pool Management	\$2600		\$3000	\$2590.00
Tax	\$5		\$10	
Reimbursement to body corporate gardening	\$3000		\$2500	\$2500.00 \$135.00
TOTAL EXPENDITURE	\$7905		\$6810	\$6864.35
 SURPLUS/DEFICIT	 \$2095		 \$2470	 \$2465.65

ADMINISTRATIVE FUND				
Opening balance (1/7/98) (??)	12774			\$8044.35
Deposit of 1998-99 surplus to	-			\$455.88
Surplus	2095			\$2465.65
New members	1800			\$1800.00
Interest (recorded post balance)				\$7.95
Closing balance (30/6/99) (??)	<u>16669</u>			\$12773.83

August 1999.

URAMBI VILLAGE SWIMMING POOL

**RESIDENTS FROM THE FOLLOWING UNITS ARE
ENTITLED TO USE THIS POOL**

1	2		4	5	6	7		9	10
		13	14	15		17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34		36	37	38	39	40
41	42	43	44		46			49	50
51	52	53	54	55	56	57			60
61	62	63	64		66	67	68	69	70
71	72								

PLEASE: NO RUNNING

NO DIVING FROM THE SHALLOW END

NO GLASS INSIDE THE POOL AREA

NO PETS

NO SOUND EQUIPMENT (UNLESS USING EARPHONES)

Children under 12 must be supervised by an adult (aged 18+).

Residents entitled to use the pool who are aged 12-17 may use the pool without adult supervision, but can be asked to leave by adult residents who think they are behaving unreasonably.

Residents entitled to use the pool may invite guests. Day guests must be accompanied by host residents. Guests must not be residents of Urambi Village.

We suggest that 4/5 guests per host is an acceptable limit.

Thank you

**Bob Edwards (Convener, Urambi BCC)
(Ph 6296 1769)**