

**UP 3259 CAPITAL HILL APARTMENTS**  
**EXECUTIVE COMMITTEE MEETING No 93**  
**2<sup>nd</sup> October, 2017**  
**Minutes**

**Venue:** Apartment 118/21

**Present:** David Campbell (DC), Chairman & Secretary, 205/19; Terry Gassner (TG), 12/19; Horace Saducas (HS), 118/23.

**Apology:** Peter Ford (PF), Treasurer, 115/21.

**1. WHS Matters.**

The broken paving tiles on the courtyard between Buildings 21 and 23 have been roped off until repairs are effected. The matter drags on with Solar Hub's insurers.

**2. Treasurer's Report.**

PF was not present to deliver his usual report. As of 30<sup>th</sup> September, the Administrative Fund stands at \$175,571.88 and the Sinking Fund \$106,243.11 for a total of \$281,814.99.

**3. Landscape Report.**

The Committee has given much consideration to the question of watering our lawns. For the past few years we have suffered a significant increase in leaks from the irrigation systems for the lawns and gardens. The subsurface drip lines are necessarily shallow – about 10 cm underground – and are easily damaged. All irrigation breaks are repaired using commercial grade fittings but, unfortunately, as with most irrigation systems, there is a lot of plastic used in the componentry and continued expanding and contracting due to environmental factors and other undesirable pedestrian and vehicle traffic ultimately result in failure at some point. We have inspected every irrigation control valve box in the lawns and garden beds and made necessary repairs but the fundamental problem is that the lawns' current dripper system was a poor choice by the developer in the first place, and provides an incomplete coverage of the lawn, resulting in dry patches and uneven growth. The 'gold standard' we seek is that of the lawns of Parliament House and this should be attainable. The Committee has approved installing a 'pop-up' watering system and also extending this to the nature strip.

The Committee is also concerned at the *Gleditsia* trees whose roots are very shallow and many are in fact above ground level, damaging lawn mowers. They are also too tall – another poor choice. The Committee has decided to remove these and replace them with more of their neighbours, *Pistacia chinensis*.

A further important step will be to place bollards along the property in order to keep removal vans and other heavy traffic off our lawns.

**4. Correspondence.**

Correspondence last month was largely to do with various insurance matters.

**5. Web Site and Lift Notices.**

Images of our spring blossoms have been added to the Photo Gallery.

Lift notices have been routinely rotated. Subjects have included the AGM, Window Cleaning, Irrigation Controls, Lerp Infestation, Carpet Cleaning and Slamming Doors.

**6. Business Arising from Previous Minutes.**

**a. Annual General Meeting.**

The AGM is scheduled for 6.00 p.m. on Wednesday 18<sup>th</sup> October, 2017, at the Eastlake Football Club, 3 Oxley Street, Griffith. The Agenda and other supporting papers were distributed on 11<sup>th</sup> September. Disappointingly, no new volunteers have yet come forward for election to the Executive Committee.

**b. Broken Paving Tiles.**

After an extensive search, suitable replacements have been located. They are a good colour and texture match for the existing product that is no longer in manufacture. The new tiles also have to meet requirements for slip and frost resistance, which they do. As mentioned above under **WHS Matters**, installation is frustrated because of bureaucratic delay with Solar Hub's insurers. **Action: DC**

**c. Solar Power.**

We still await ACTPLA inspection of the installation and issuing a Certificate of Electrical Safety. This is expected on 5<sup>th</sup> October and the system should be commissioned immediately afterwards. **Action: DC, HS**

**d. Carpet Cleaning.**

Two recent attempts to have the carpets steam cleaned have failed but the job was carried out successfully on 19<sup>th</sup> September by Burley Griffin Carpet Care.

**7. New Business.**

**a. CCTV.**

We enjoy widespread coverage of the basement parking and storage cage areas but it is not 100%. The Committee is investigating the feasibility and cost of upgrading. Additional cameras and/or wider angled lenses are possibilities.

**Action: HS**

**b. Misbehaviour.**

The Rules for Capital Hill Apartments are drawn up for the good governance, management and operation of the property under the authority of the Unit Titles (Management) Act 2011. All owners and occupants are required by law to comply with these Rules.

Specific provision in Rule 4 includes the following:

You must not:

- (a) make noise or behave in a way that might unreasonably interfere with the use and enjoyment of:
  - (i) a unit or common property by another owner or occupier; or
  - (ii) Capital Hill Apartments generally; or
- (b) use language or behave in a way that might offend or embarrass:
  - (i) another owner or occupier or their visitors; or
  - (ii) anyone in Capital Hill Apartments.

There is a current case before the Committee involving unacceptable gross misbehaviour by a tenant and his guests such as door slamming, bad language, threatening remarks and noise. Legal action will follow unless the owner takes immediate corrective action. **Action: DC, MA**

**c. Rubbish Dump.**

We have recently seen a very odd practice of rubbish being dumped on our property. Items have included a wheelbarrow & garden refuse, a wooden cargo pallet and a car's bonnet. Not knowing who was responsible, we have to bear the cost of proper disposal. All are asked to keep a weather eye open.

**8. Next Meeting:** 6<sup>th</sup> November, 2017 in Apartment 205/19.

**D.J. Campbell**  
**Chairman**

3<sup>rd</sup> October, 2017