



MINUTES OF CENTRAL EAST ACCOMMODATION & CARE ALLIANCE INC. ANNUAL GENERAL MEETING HELD ON MONDAY, 4 NOVEMBER 2024 AT THE KELLERBERRIN RECREATION & LEISURE CENTRE, LOT 260 CONNELLY STREET, KELLERBERRIN

1. Opening, Attendance and Apologies

The Chairperson opened the meeting at 11.30am and welcomed all in attendance.

Attendees

Terry Waldron - Chairperson, Richard Marshall - Executive Officer (EO), Jo Trachy - Operations Manager (OM), Stephen Strange & Mark Furr - Shire of Bruce Rock, Manisha Barthakur & Robert Trepp – Shire of Dowerin, Monica Gardiner - Shire of Kellerberrin, Tony Sachse - Shire of Mt Marshall, Craig Watts & Bradley Anderson - Shire of Merredin, Gary Shadbolt & Tanika McLennan - Shire of Mukinbudin, Holly Cusack & Rebecca McCall - Shire of Narembeen, Bill Price - Shire of Westonia, Mischa Stratford - Shire of Wyalkatchem, Nic Warren & Wayne Della Bosca - Shire of Yilgarn.

Apologies

Natalie Ness – Shire of Quairading, Sabine Taylor – Shire of Wyalkatchem, Raymond Griffiths – Shire of Kellerberrin, Ben McKay – Shire of Mt Marshall, Ross Della-Bosca – Shire of Westonia.

2. Declaration of Quorum

It was agreed that there was a quorum at the meeting.

3. Confirmation of the Minutes from CEACA 2023 AGM

The Minutes from the Annual General Meeting of CEACA Inc held on Monday, 6 November 2023 were circulated prior to the meeting.

RESOLUTION

It was agreed by all Members that the Minutes from the CEACA Annual General Meeting held on Monday, 6 November 2023 be confirmed as a true and accurate record of the proceedings.

4. Confirmation of the Minutes from CEACA Special General Meeting 19 February 2024

The Minutes from the Special General Meeting held on 19 February 2024 were circulated prior to the meeting.

RESOLUTION

It was agreed by all Members that the Minutes from the CEACA Special General Meeting held on 19 February 2024 be confirmed as a true and accurate record of the proceedings.

5. Confirmation of the CEACA Members Meeting 30 September 2024

The Minutes from the CEACA Members Meeting held on 30 September 2024 were circulated prior to the meeting.

RESOLUTION

It was agreed by all Members that the Minutes from the CEACA Members Meeting held on 30 September 2024 be confirmed as a true and accurate record of the proceedings.

6. Presentation of Financial Statements to 30 June 2024

Reporting Officer: Richard Marshall, CEACA Executive Officer

The CEACA Financial Statements for the year ended 30 June 2024 were distributed to all attendees prior to the meeting. The EO summarised the Financial Statements. There were no queries relating to the Financial Statements.

7. Presentation of Auditor's Report

Reporting Officer: Richard Marshall, CEACA Executive Officer

CEACA Members noted the unqualified audit report from the Auditor, which had been circulated to all members prior to the meeting. There were no queries relating to the audit report.

8. Chairperson's Report

The Chairperson presented his report.

Chairpersons Report

It has been a strong last twelve months for CEACA, which sees our organisation in a sound financial position, with major defects completed on our properties, near one hundred percent occupancy rates and our residents being generally very happy in their homes.

The recent gaining of our registered Community Housing Provider status is a really important step for us, as it now puts us in a much stronger position to gain State and Federal funding, both now and on future occasions. It has also greatly improved our governance structures, which is very important as we move forward and grow.

Our Executive Officer, Richard Marshall and I recently met with the State Government to update them on CEACA's operations and to formally seek funding for a further 54 units. We also discussed the importance of our Allocations Matrix for selecting our residents and we are confident that they will allow flexibility, should we receive our funding. They are also assisting us as we seek Federal Government funding via the next round of the Federal Housing Fund (HAFF) due for release soon.

We would hope to know the outcome of our State funding by April 2025. We also recently visited Modular Homes WA to look at their products and discussed in some detail with them our requirements. They were quite impressive and have supplied homes across WA, including to quite a few local Governments. Of course, we have also been working with Evoke Living in Northam, who likewise are impressive and of course based in our region.

We are also currently having initial discussions with the Shire of Merredin regarding the possibility of the future management of their Merrittville housing.

We have recently overseen the sale of our two units in Kununoppin to a private purchaser, which is a good result for CEACA.

The issue of the future of our units in Koorda and Nungarin has been raised and this is an issue the Management Committee should explore and discuss in 2025.

If we are successful with our funding applications and proceed to construct another 54 units across our region, there will be, as we grow, a need to look at our staffing structure to ensure we continue to steer and expand CEACA on a professional and successful course into the future.

It has been terrific to welcome aboard new Shires – Narembeen as a full member and Dowerin and Quairading as Associate Members. Their addition, involvement and input to CEACA only strengthens our organisation.

I wish to pay special recognition to Richard and Jo for their great work and persistence in gaining our Community Housing Provider registration. This was a long and arduous process and really did involve them both in long hours and a lot of work. I also thank them both for their ongoing great work for CEACA and the professional and friendly way they both go about it.

I also sincerely thank my Deputy Chair, Gary Shadbolt, for his great support, input and his knowledge of the early years is really important to us.

To you all on the Management Committee and Executive Committee, a really big thank you from myself, Richard and Jo. We really do appreciate your time, commitment and your vital local knowledge and input which has guided CEACA over the years and is the very reason it has been successful.

I wish to thank Elders who have been and continue to be great partners for us and likewise our Auditors, AMD.

I would also like to thank Minister John Carey and his office staff in particular Claire Comrie, his Chief of Staff, for their meetings with us and their overall support of CEACA and their guidance, along with the people we have worked with at the department.

It has been a strong twelve months, and I look forward with excitement and optimism as we head into 2025.

9. Treasurer's Report

The EO referred to the earlier reports on the Financial Statements and the auditor's report.

10. Appointment of Officers

Clause 10.2 of the Central East Accommodation & Care Alliance Inc (CEACA) Constitution provides that the Office Bearers of CEACA are the Chairperson, Deputy Chairperson, Secretary and Treasurer.

Nominations were invited via email on 7th October 2024 for the election of the following:

- **Deputy Chairperson**
- **Secretary**
- **Treasurer**
- **One Ordinary Member**

Nominations closed at 5.00pm WST on 28th October 2024. At the close of nominations, the following nominations had been received:

DEPUTY CHAIRPERSON

One nomination received - Gary Shadbolt (Shire of Mukinbudin).

RESOLUTION

It was resolved by the Committee that Gary Shadbolt be appointed as the Central East Accommodation & Care Alliance Inc Deputy Chairperson for until the 2025 Annual General Meeting.

SECRETARY

One nomination received - Mischa Stratford (Shire of Wyalkatchem).

RESOLUTION

It was resolved by the Committee that Mischa Stratford be appointed as the Central East Accommodation & Care Alliance Secretary until the 2025 Annual General Meeting.

It was acknowledged that the duties of the Secretary may be delegated to CEACA Management team whenever required.

TREASURER

One nomination received – Holly Cusack (Shire of Narembeen).

RESOLUTION

It was resolved by the Committee that Holy Cusack be appointed as the Central East Accommodation & Care Alliance Inc Treasurer for until the 2025 Annual General Meeting.

It was acknowledged that the duties of the Treasurer may be delegated to CEACA management team whenever required.

CEACA MEMBER REPRESENTATIVES

In accordance with Item 6.3 of the CEACA Inc Constitution, it was agreed that the persons listed below have been elected by the Members to be their representatives until the next AGM:

- Stephen Strange - Shire of Bruce Rock
- Monica Gardiner - Shire of Kellerberrin
- Tony Sachse - Shire of Mt Marshall
- Bradley Anderson - Shire of Merredin
- Gary Shadbolt - Shire of Mukinbudin
- Holly Cusack – Shire of Narembeen
- Ross Della-Bosca - Shire of Westonia
- Mischa Stratford - Shire of Wyalkatchem
- Wayne Della Bosca - Shire of Yilgarn.

11. General Business

There was no general business to discuss.

12. Meeting Closure

There being no further business, the meeting was declared closed at 11.41am.

DECLARATION

These minutes were confirmed by the Central East Accommodation & Care Alliance Inc at the Annual General Meeting held on _____ 202_.

Signed _____

Person presiding at the meeting at which these minutes were confirmed.