

PIHA RATEPAYERS AND RESIDENTS ASSOCIATION AGM 2018

LIBRARY REPORT

This time last year we were looking ahead to the expiry of our current lease with the Auckland City Council for the land where the library building is situated. The lease expires in March of this year. In September we filed our application to renew that lease. In our application we advised that no formal lease existed with the Library Trust, but that there was no objection to the Trust continuing to provide library services which were valued by the community.

When the Council began considering the lease renewals, it sought a meeting between the Council, the Waitakere Board, the R & R and the Library Trust. The meeting was set up for December and was attended by representatives of all four bodies. After lengthy discussion agreements in principle were reached, and action points were outlined. However, as matters are not yet fully resolved, we can only inform you of the current situation, bearing in mind that further discussion and exchanges are on-going.

The following action points were agreed at the meeting and, if confirmed as agreed at the meeting will result in a new lease to Piha R&R and a sublease between the R&R and the Library Trust.

The ACTION POINTS

These revolved mainly around maintenance of the building, and insurance costs. The Council recorded the following proposals:-

1. Concerning the insurance of the building. - The Council noted that the R & R charges the Trust for this. The Council would consider approving paying for this through its funding to the WRLB. Action: The Council would confirm this in due course.
2. The R & R proposed, subject to the agreement of our members, to meet the maintenance costs of the exterior of the building. The Trust *proposed to contribute \$50 per month to this cost.*
3. The Trust stated that the R & R had been sending invoices to the Trust for its contribution to the above costs, which had not been paid, but had accumulated over time. The R & R proposed that these could be recalculated to reflect the same contribution suggested by the Trust, i.e. \$50 per month. This outcome would see the trust paying around 9% of the costs that the R & R had sought.

Action for the R & R: to confirm the amount (of the invoices) as recalculated. **DONE**

Action for the R & R: to obtain our members' agreement to the above proposals at this AGM.
We will do this today.

Action for the Trust: The Library Trust was to consider the arrears proposal and future arrangements for operational costs, and notify the R & R of whether or not it accepted this outcome- to be done before the R &R AGM.

There were three further proposals that arose from the combined meeting.

4. The Trust proposed to meet the cost of interior maintenance of the library building. This has not been challenged by the trust, and we assume that the trustees have agreed to this.
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6. The second was that scheduled meetings should occur, and the Council offered to facilitate if required. The Trust was unwilling to agree, and the Council's revised Minutes reflected this.
7. The third was if and when matters were finalized, that there should a proposed joint statement issued from the R & R and the Library Trust that stated all matters between the organisations were now resolved.

UPDATE.

Last week the Library Trust wrote a lengthy response, which it sent to all parties. In it the Trust raised a number of issues which had not been raised or mentioned at the meeting, and referred to these to push back on the tentative agreements and proposals that had been reached.

The R & R has since responded to all of the points raised by the Trust, and sent its response to all parties to the meeting.

We do not proposed to go into the detail of this correspondence, but we have informed all parties that we will endeavor to proceed along the lines that were proposed in principal at the meeting, and work towards the lease process progressing accordingly.

This included obtaining our member's agreement to the proposals mentioned above,