

# MINUTES

## PUBLIC - TRUSTEE MEETING



<b>Name:</b>	Greytown Trust Lands Trust
<b>Date:</b>	Thursday, 24 March 2022
<b>Time:</b>	5:30 am to 7:30 am
<b>Location:</b>	Zoom, Link below
<b>Board Members:</b>	Catherine Rossiter-Stead, Phil Holden (Chair), Derek Wilson, Matt Bell, Sid Kempton, Wayne Regnault
<b>Attendees:</b>	Helga Perry, Paul Broughton, Jen Butler

### 1. Opening Meeting

#### 1.1 Apologies for absence / lateness

The Chair welcomed all to the meeting and called the meeting to order at 5.31pm.

Noted Trust Manager Helga Perry is a late apology due to Covid.

#### 1.2 Conflicts of interest declarations

There were no changes to the interest register

#### 1.3 Meeting Conduct

The Chair received requests from two trustees to address the conduct at the meeting held 15 February 2022. The Chair invited Mrs Rossiter-Stead to speak first.

The Board heard and noted that Mrs Rossiter-Stead expressed disappointment that:

1. There was a contentious proposal tabled during the meeting of 15 February, in breach of standing orders.
2. The proposal tabled by Mr Kempton on 15 February 2022 has been changed and amended after being presented to the public on 15 February 2022 and quoted in the media is included for consideration in this meeting.
3. The behaviour by Mr Kempton in his solicitation of the public, including using social media (FaceBook), to attend the meeting of 15 February 2022 without notice to fellow Trustees or Trust Management was unprofessional and undermining and did not follow the Trusts code of conduct.

Mrs Rossiter-Stead noted that the attempt by Mr Kempton to change the official record by amending his original proposal and demanding that this be included in the Board papers for this meeting was presumptuous at best, and an act of fraud at worst. The posturing did this 150 year old Trust a great disservice.

Mr Wilson was invited to read his letter to the Chair (attached).

The Chair expressed his disappointment and frustration in the conduct of Mr Kempton in derailing the decision making process regarding the Community Land. He was particularly

displeased with the manner in which Mr Kempton has treated the Trust Manager, and his fellow Trustees who were disrespected.

The Chair reminded all Trustees of Standing Order 17.2, and his intention to hold Trustees accountable to this.

Mr Kempton responded that the tabling of documents at the meeting held 15 February 2022 was his opinion in response to the proposal tabled. Mr Kempton noted that having received the Board Pack at 6.45pm on Friday 11 February 2022, he worked over the weekend to form his response.

Mr Kempton noted that the intent with his revised proposal was to remove the "chaff" and link his proposals to the Strategic Plan, SIPO and funding strategies.

Mr Kempton made no apology for this and expressed his desire to move forward, find common ground in finding an agreement on the Community Lands.

## 2. Confirm Minutes

### 2.1 Confirm Minutes

Board Meeting 15 Feb 2022, the minutes were confirmed with the following changes:

Mrs Rossiter-Stead made an amendment to the summarised recording of her sentiment in item 3.1 - "GTLT has had a proactive investment model change. One that provides for a wider diversification of assets and a reduction in administration and maintenance costs, which has gone some way to help to improve the sustainability of the Trust. The community sees GTLT as kaitiaki of this land".

Mr Regnault asked that the last sentence of his summary in 3.1 remove the words at the Northern end of town.

The Board Secretary confirmed that documents provided by Trustees will be included publicly on the website with the public minutes.

**Resolved that:** The minutes of the Board meeting of 15 February 2022 are taken as read and together with the amendments confirmed to be a true and correct record of that meeting.

**Mover:** Wayne Regnault

**Seconder:** Matt Bell

**Outcome:** Approved

### Move into Public Excluded Session

**Resolved that:** The Board agrees to move into a public excluded session to consider agenda items 3-5 at 5.55pm.

**Mover:** Phil Holden

**Seconder:** Catherine Rossiter-Stead

**Outcome:** Approved

## 3. Key Discussion Items (Public Excluded)

### 3.1 Budget 2022 / 23

### 3.2 Community Lands update

#### 4. Property (Public Excluded)

##### 4.1 Tenancy management & maintenance update

##### 4.2 Sales, acquisitions & new developments update

#### 5. Legal Documents for Signature (Public Excluded)

##### 5.1 Legal Documents for signing

#### 6. Grants

##### 6.1 Individual Education grants

###### Move into Public Session

**Resolved that:** The Board agrees to move into a public session to consider the remaining agenda items at 6.30pm.

**Mover:** Phil Holden

**Seconder:** Catherine Rossiter-Stead

**Outcome:** Approved

###### Individual Education Grants

**Resolved that:** The two individual education grant recipients be granted \$500 each.

**Mover:** Sid Kempton

**Seconder:** Phil Holden

**Outcome:** Approved

#### 7. Financial

##### 7.1 Financial Spotlight Report as at 28 February 2022

###### Financial Spotlight Report as at 28 February 2022

**Resolved that:** The year to date Financial Spotlight Report as at 28 February 2022 submitted by Rightway is received.

**Mover:** Derek Wilson

**Seconder:** Wayne Regnault

**Outcome:** Approved

##### 7.2 Approval of payments

###### Ratification of payments for February and March 2022

**Ratified that:** The schedule of payments for the months of February and March 2022 having been paid after approval received from the majority of Trustees via email correspondence is ratified by the Board of Trustees.

**Mover:** Phil Holden

**Seconder:** Catherine Rossiter-Stead

**Outcome:** Approved

## 7.3 Investment Update from Craigs Investment Partners

### Investment update from Craigs Investment Partners - February 2022

**Resolved that:** the investment update from Craigs Investment Partners for February 2022 is received.

**Mover:** Phil Holden

**Seconded:** Catherine Rossiter-Stead

**Outcome:** Approved

**ACTION:** Invite Craigs Partners to the Trustee Meeting 4 May

Invite the representative from Craigs Partners to attend the May Trustee Meeting.

**Due Date:** 15 Apr 2022

**Owner:** Helga Perry

## 8. Health & Safety

### 8.1 Health and Safety update

#### Receive the Health and Safety update

**Resolved that:** the health and safety update submitted by the Trust Manager be received.

**Mover:** Phil Holden

**Seconded:** Derek Wilson

**Outcome:** Approved

## 9. Action Points

### 9.1 Update on outstanding actions

Due Date	Action Title	Owner
31 Oct 2021	Re-draft MoU to SWDC <b>Status:</b> Completed on 9 Mar 2022	Paul Broughton
31 Oct 2021	Health and Safety plans - tenants <b>Status:</b> Completed on 9 Mar 2022	Helga Perry
24 Dec 2021	ESG / SRI questionnaire <b>Status:</b> Completed on 9 Mar 2022	Helga Perry
31 Jan 2022	Clarification around whether Greenwood Roche are providing advise to Rugby Club <b>Status:</b> Completed on 15 Feb 2022	Phil Holden
7 Feb 2022	Community lands - valuation <b>Status:</b> Completed on 1 Mar 2022	Helga Perry
8 Mar 2022	Forecast of income streams <b>Status:</b> Completed on 1 Mar 2022	Helga Perry
8 Mar 2022	Draft a letter in response to Cobblestones <b>Status:</b> Completed on 1 Mar 2022	Helga Perry
8 Mar 2022	Honorarium reduction <b>Status:</b> Completed on 28 Apr 2022	Helga Perry

The Trustees reviewed and updated current and outstanding action items.

## 10. Confirmation of Next Meetings

### 10.1 Wed 4 May, 5.30pm - ordinary Board meeting

Noted.

## 11. Close Meeting

### 11.1 Close the meeting

**Next meeting:** Public - Trustee Meeting - 4 May 2022, 5:30 pm

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

11 Orchard Road  
Greytown

22 March 2022

Mr Phil Holden  
Trust Chairperson  
Greytown District Trust Lands Trust  
c/- 124 Main Street  
Greytown

To the Chair

As a Trustee of Greytown District Trust Lands Trust for a number of years my concerns have grown over the last year or so about the way some of our Board meetings have gone, and this has gotten even greater following a public meeting held by the Trust at the Greytown Town Hall at which community lands was on the agenda. I would like to request that the Chair raise my concerns at our next Board meeting and that a copy of this letter be provided to each Trustee following this matter being raised.

It is always hard for management of the Trust namely Phil as Chairperson and Helga as Trust Manager to stop or talk about some things that are going to happen when they do not know about what is about to be done by a Trustee. This was the case at this meeting on 15<sup>th</sup> February when one Trustee, Mr Sid Kempton, took it upon himself to put up a new paper on community lands without anyone else knowing what this was about.

In doing so he went against the Trust's Standing Orders for a special agenda item to be presented and certainly no conversation with management.

Further to this:

- (1) He did not present the paper prior to the meeting as per Standing Order 9.12.
- (2) He did not ask for extra time to Standing Order of 5 minutes to present the paper.
- (3) He made comments about an 'in committee" Trust meeting about other Trustees – which is not allowed.
- (4) And then further to this, on the 1<sup>st</sup> March he sent an email out to Trustees to say that he was sending copies of his proposal to media and Greytown Community Board. This is again against the Trust's rules where only the Chairperson or someone nominated by the Chairperson to do so can do this.
- (5) Further to the email of 1<sup>st</sup> March, some of his comments were more like demands than talking or asking in a good manner to our Chairperson.

I see in doing these actions no respect, integrity or transparency to all other Trustees or management and in most cases if this happened at any other Board table the member would be asked to resign.

Derek Wilson  
Trustee