



MRCA Meeting Minutes

Wednesday 11<sup>th</sup> March 2026

**Attendees:** Kerry Rooney, Leanne Pattison, Leanne Thurling, Sally Hughes, Tony De Salis, Di Fett

**Guests:** Markus Buchhorn

**Apologies:** Leah Oliver, Jenny Wholohan

**Minutes of Previous Meeting:** Endorsed by the committee, with minor amendments to come

**Meeting commenced:** 6:15pm. Leanne Pattison chaired the meeting and Kerry acted as Secretary.

**Action Items**

NO	ITEM	DESCRIPTION	ACTION OFFICER	STATUS
2	Termite treatment at the clubhouse	<p>Leanne to discuss with Jenny and Peter to do the termite treatment.</p> <p>14/05/2025 – in the hands of the council to do treatment. Potentially still active termites. Jenny Wholohan has been liaising with council. Acquittal date for the grant has been extended until end of May 2025.</p> <p>11/06/2025 – Council obtaining a quote to replace timber supports with steel supports underneath the seats.</p> <p>10/9/25- Quote received, Follow up outcome for who’s responsible for payment. Then cladding to commence at a later date.</p> <p>8/10/25- Work complete on footings, Jenny showed photos of the completed works. Cladding still to be completed.</p> <p>10/12/25 Still to be completed.</p> <p>11/2/26 Leanne following up cladding repairs with Wayne</p> <p>11/03/26 Wayne has installed cladding. All finished.</p>	Leanne, Peter and Jenny	Complete
4	Railway station lease renewal	<p>Forward lease proposal to Graeme to review and provide advice to the committee</p> <p>14/05/2025 – hold over for next meeting</p> <p>11/06/2025 – hold over for next meeting</p> <p>Draft document provided by UGL</p> <p>10/12/25 – Currently the MRCA to continue with current lease terms. New lease draft to be made available</p> <p>11/03/26 Both leases were distributed to the Committee in December. Kerry suggested to UGL a peppercorn rent as an incentive to sign the new lease. On 20 Feb, UGL sent a document seeking our position on either Hold Over or Sign a New Lease. Kerry to circulate to Committee for consideration at next meeting.</p>	Kerry	Under Consideration

8	Hanns Lane	Propose to council that the road between Ryrie St and the oval be named 'Hanns Lane' 10/9/25- For consideration, to progress when time permits.	Kerry	For consideration
10	Playground Structure	10/9/25- Look into trees as a suitable solution to a playground structure. 8/10/25- no update 10/12/25 - email tree options for consideration. 11/02/25 – Proposed tree options discussed, detailed options and requirements were circulated by Leah to the Committee. Sally asked if Council should be consulted about planting trees.	Leah	In progress
13	Events	10/9/25- Enquire if DA approval from UGL and Council is required to host events. 8/10/25 - Still to progress 10/12/25 - Still to progress. This applies to public events. The station is available to the community for private hire. 11/03/26 May Market is being organised to test feasibility of railway as a market venue.	Kerry	Complete
16	Contactless payments	10/12/25 – National restrictions require board members information. Square account is closed; looking at alternative providers. 11/2/26 – Still investigating provider options.	Kerry	In progress
17	Water installation for park BBQs	10/12/25 – Water pump and pipe installation. Enquiry with plumber Charlie regarding requirements and quote for installation to BBQ area. 11/2/26 – to be progressed. 11/03/26 – Ask Charlie specifically if he would quote on a small tank on a stand with a hand pump, attached to BBQ roof. This would need a grant application.	Leanne P	In progress
18	Risk assessment & management insurance	11/03/2026 Install signs at railway station prior to market. Contact Brent Wallis to get a quote on a fire assessment for the railway station.	Kerry	New
19	Landcare	Committee to consider proposal by Markus Buchhorn for Michelago Landcare to become a sub-committee of MRCA.	Committee	New
20	Volunteers Grant	Committee would like to pursue grant. EOIs due with Kristy McBain's office by 3 April. Funding to cover fire assessment, extinguishers and chimney sweep.	Di	New

- **President's Report**

Refer to Attachment 1 for full report.

- **Treasurer's Report**

Refer to Attachment 2. Report shows our current financial position remains healthy.



- **Michelago Landcare**

Markus Buchhorn attended to talk to MRCA about his proposal to disincorporate Michelago and District Landcare Inc., and shift its functions to MRCA. It could operate as a sub-committee of MRCA, a model adopted by other Landcare groups in our area, such as Smiths Rd, Carwoola, and Jerangle.

Markus mentioned other less desirable options included:

- Amalgamation with Royalla or Bredbo Landcare. However, they are active groups with their own local projects and priorities, remote from Michelago
- Becoming a subcommittee of the Upper Murrumbidgee Landcare Committee (UMLC). It has supported some Michelago-centred projects, but it would be just a holding arrangement for funds and insurance and has no direct interest in Michelago.
- Winding up the Landcare group entirely, and locals could join adjacent groups, but Michelago would then have no local community projects.

The benefits for Landcare would be increased visibility, perhaps greater membership, an organisational structure that manages record keeping and other admin and, importantly, a retained focus on Michelago. There are synergies with MRCA such as the Michelago Creek project where MRCA built a new fence at the oval and installed gates to facilitate access to the creek for Landcare.

Michelago Landcare has been successful in attracting people to several events at the Hall each year, along with its free trees for landholders, and the Creek project is funded and looking very promising. However apart from Markus as President, it does not have active committee members. Karin Marriner is very active with projects but does not have time to attend meetings. In short, it lacks the people power to remain a functioning organisation.

Michelago Landcare is a member of Landcare NSW, which provides insurance. However, the fees for this insurance have increased dramatically for Michelago because they are now calculated on expenditure. Hence a large grant, say \$35,000, going entirely through to well-insured contractors, will mean a very high insurance fee, such as \$1,000-\$2,000 per year. This is not financially sustainable for a small organisation with only about \$2,000 uncommitted cash at bank.

The Michelago Creek project is the only current commitment on the books of Michelago Landcare. The project has already leveraged other grants via UMLC for woody/grassy weed-control along the creek (from the Murrumbidgee to Tinderry Rd). A large (\$4,000) donation has been received for the purchase of trees, shrubs and grasses along with guards, and community events to plant the plants. It would then be up to Landcare and the community to nurture the plants to self-sufficiency. This project would complement the proposed Michelago Creek Loop Trail set out in the *Michelago Masterplan* and the *Snowy Monaro Regional Trails Masterplan*. The project has approval from Crown Lands to work along the creek beside the Oval and towards the railway line, and potentially beyond towards the school. The outline for the plantings includes a section beside the new fence to stabilise that area and provide shelter for any future path there, another section on the northern end to develop some shade and wind protection in the summer, a third area to extend the earlier (1990s/2000s) southern plantings, and a fourth area beside the creek to potentially create an attractive space for a picnic area or paths. All of these would provide improved habitat, food and shelter for a variety of desirable fauna.

As part of the proposal, Markus would volunteer to join the MRCA committee as deemed useful by the committee. The subcommittee would have overlap with the existing committee membership plus likely some additional people who care about Landcare. The subcommittee would handle grant development and opportunities for Landcare, with MRCA direction. The existing longer-term Landcare



members, including its former Chair, have already expressed support for the proposal, to increase the likelihood of Landcare continuing effectively in our area.

- **Magpie Matters:**

- Leanne will investigate a Cooma printer which may be cheaper than Kwik Kopy for small runs.
- Printed Magpies at the shop are no longer on the front counter. They were moved to the rear wall with newspapers and all donation boxes. Other options for the Magpie are being assessed.
- Di has successfully initiated lodgement of the Magpie with the National Library.

- **Risk assessment and insurance**

MRCA and its committee members currently have significant protection through NSW legislation, our model constitution and our public liability insurance. Premiums quoted for additional insurance such as management insurance are too high for MRCA to afford. These alternative forms of insurance cover things such as financial fraud and defamation which are low risks for us.

We must continue to proactively manage our risks and minimise the need for insurance. In this regard, one of the most obvious risks is 'trips and falls' at the railway station. Signage will be placed at the station to warn visitors of these risks, e.g. railway platform, uneven surfaces, slippery when wet/frosty, low branches. We will seek grants to deal with fire risks at the station, not only to protect people, but also the heritage buildings themselves.

**Meeting closed: 8.15 pm**

## ATTACHMENT 1: President's Report 11 March 2026

### Railway Station Lease Agreement

UGL Regional Linx replied to my suggestion for a peppercorn rent as an incentive to sign a new lease agreement, suggesting it might be possible. On 20 Feb I received an email with a document formally asking us either to agree to a new lease, or to continue in hold over. A new agreement involves two sets of unspecified fees. And there are two clauses that really concern me:

➤ *Should a railway building form part of the tenancy, the lessee/licensee is responsible for carrying out an annual fire safety inspection report (including the installation and maintenance of such equipment) during the occupation at the lessee/licensee's cost.*

➤ *The lessee/licensee is responsible for all ongoing maintenance of boundary fencing/gates as required and as per UGL RL engineering and safety standards, namely, to always be entirely man/stock proof.*

The first of these clauses relates to the NSW government's new legislation that came into effect on 13 February 2026 mandating that **owners** of buildings must have essential fire safety measures inspected and tested. What we are seeing is the NSW Transport Asset Manager (TAMs) attempting to shift its responsibilities and associated costs to lease holders of railway buildings in NSW. The effect of the second point is unclear to me, as technically we don't have any boundary fences on our lease hold.

### Heritage Open Day and Market

- We received around 23 **EOIs** from stallholders for the event. So far, I have received all documentation and payment from four stallholders. The Kiandra Clydesdale folk are still interested in offering horse and cart rides after inspecting Ryrie St last week. Alyssa Elrick told me the P&C would like to have a cake stall.
- In regard to **event insurance**, Elders Insurance underwriters have requested confirmation of Police and Fire Brigade attendance. They also require a certified First Aid Officer in attendance all day. This is the insurance industry's reaction to the Bondi terrorist attack.

### Manager's Liability Insurance Quotes

I have sought quotes from Elders Insurance and Gallaghers, the latter being an insurance broker. Elder's quote has been provided and it is \$1471 p.a. Gallaghers is yet to come in, but the latest estimate is in the range of \$800-\$900 p.a.

### ANZAC Day and Working Bee

- I wrote to Gregg and Dee asking if they will be able to organise this year's ANZAC Day ceremony.
- Leanne has asked the committee to nominate a date that suits to tidy up the railway station before ANZAC Day.

### Other Correspondence

- Membership application plus payment from Michael Sangston, ACT State Manager for Green by Nature, a landscaping company. I followed up last month by phone, leaving a message, but received no response. I have now followed up by email (9 Mar 26) asking where he lives and whether he can provide any voluntary support, explaining we can't pay for services.
- I received the Gangers Time Book from Colin Barber. The book recorded the attendance and payment of railway labourers at Michelago in 1912.



TREASURER'S REPORT

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INCOME & EXPENDITURE 1 July 2025 to 9 March 2026

<u>COMMUNITY GENERAL ACCOUNT:</u>		\$
Opening balance at 1/7/2025		11,473.19
Credits/Income:		
Membership fees	190.00	
Magpie advertising	1,280.00	
SMRC	200.00	
Donations	452.80	
Fundraisers	1,126.81	
Subtotal		3,249.61
Debits/Expenditure		
Electricity	644.72	
Licenses and Fees	834.67	
Insurance	685.12	
Repairs & Maintenance	0.00	
Printing costs	104.26	
Community Event costs	150.00	
Sub-total		<u>2,418.77</u>
Closing Balance as at 9/03/26		<u>\$12,304.03</u>

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<u>GRANT ACCOUNT:</u>		\$
		9,313.06
Opening balance at 1/7/2025 Credits/Income:		
17-Jul Kelly Family donation	400.00	
19-Nov Transfer - Painting invoice	1,000.00	
22-Dec Heritage NSW	1,700.00	
Subtotal		3,100.00
Debits/Expenditure:		
23-Jul NB Design	1,408.00	
18-Nov D&D Effects	4,000.00	
19-Nov D&D Effects	4,000.00	
20-Nov D&D Effects	980.00	
11 Feb Reverse Nov trf	1,000.00	
Sub-total		<u>11,388.00</u>
Closing Balance as at 9/03/26		<u>\$1,025.06</u>

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