

**Leeton Soldiers' Club Limited**

**A.C.N. 001037136**

# Annual Report

# Balance Sheet

And

Statement of Income & Expenditure

To Be Presented

To The Seventieth Annual General Meeting

Of The Leeton Soldiers Club Limited

To be Held at The Club On

Wednesday September 08<sup>th</sup> 2010

At 7.00pm

Members are asked to submit questions  
regarding these reports to the Secretary Manager  
by Monday 6<sup>th</sup> September 2010  
to allow time to research the answers

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**LEETON SOLDIERS CLUB LIMITED**  
**ACN 001 037 136**

The 70<sup>th</sup> Annual General Meeting of Leeton Soldiers Club Ltd will be held at the Club on Wednesday, September 08<sup>th</sup> 2010 at 7.00pm. Only financial members of the Club are entitled to attend.

**AGENDA**

1. Confirmation of the Minutes of the last Annual general Meeting
2. To receive the reports of the Board of Directors
3. To consider the Auditors Report and Accounts for the year
4. Ratification of the Directors in accordance with the articles
5. To deal with any business for which due notice has been given
6. General business



## Minutes of the 69<sup>th</sup> Annual General Meeting

Wednesday 09<sup>th</sup> September 2009

**Election of Board Members:** As the positions of President and Treasurer were uncontested those nominated were duly elected.

Pursuant to Section 44 of the Articles of Association - as the number of candidates nominated for the office of Vice President and Director exceeded the number required a ballot was conducted to elect the required number.

**The result of the ballot was declared by the Returning Officer at the AGM.**

**The Board of Directors for 2009 - 2010 to be:**

**President:** Mr. Les Bonham

**Vice Presidents:** Mr. Domenico Del Guzzo, Mr. John Power.

**Treasurer:** Mr. Barry Hehir

**Directors:** Mr. Barry Greatz, Mr. Brian Troy, Mr. Brad Booth,  
Mr. Wayne Thomson, Mr. Jon Perrin

### Special Resolution

Moved - R. Pluis

Seconded – G. Bowyer

That Special Resolutions 1-4, pursuant to the Registered Clubs Act regarding Directors expenses, professional development, uniforms and honorariums be accepted as presented.

*Carried.*

**Recipients of CDSE Funding for the year 2008/2009 were:**

• Leeton Shire Meals on Wheels -	\$4,500.00
• Leeton Hospital Auxiliary -	\$2,000.00
• Leeton Narrandera LYNKS Program -	\$2,000.00
• Leeton Legacy -	\$2,000.00
• Salvation Army (Leeton)	\$2,000.00
<b>Total CDSE:</b>	<b>\$12,500.00</b>

**Presidents Address:** *Mr. L. Bonham* - addressed the meeting, thanking the Sub-Club representatives and others for their attendance.

**In comparing the Clubs Financial Report** to the previous year Mr. Bonham reported to those present that it was pleasing to still be able to provide a high level of financial support to the community (\$57k+).

## **Minutes of the 69<sup>th</sup> Annual General Meeting**

**Wednesday 09<sup>th</sup> September 2009**

**In regard to the amalgamation** with Leeton Golf Club – Mr. Bonham reported to members that the Board considered the amalgamation to be our civic duty – that the process had been “difficult yet rewarding” and that “we will succeed”.

**Several long serving staff** had “moved on to greener pastures” in the past year. On behalf of the Members and the Board - Mr. Bonham wished them well.

**The proposed Motel/Resort** development has been a slow and frustrating process. In principle support had been received from major stakeholders and negotiations with Leeton Shire Council were continuing.

**The Board of Directors** – were thanked by Mr. Bonham. Members were advised that other than regular monthly meetings – the Directors had given a great deal of time on other matters for the benefit of Members.

**Management & Staff-** were also thanked for their efforts during the year.

**Members-** were reminded of the difficult times still being faced by Registered Clubs but that the Board of Directors would continue to represent our Members fairly and up-hold the traditions of our RSL past.

**Mr. J. Dunbar** representing Leeton National Servicemen’s Association

**Mr. G. Brown** representing Leeton Legacy

**Mrs. H. Whittaker** representing Legacy Widows, RSL Sub-Branch & RSL Ladies.

**Ms. T. Heffer** representing Leeton Shire Meals on Wheels

**Mr. M. Kidd** representing Leeton Hospital Auxiliary

**Mr. P. Clayton** representing Leeton Indoor Bowlers

**Mrs. E. Curry** representing Leeton Narrandera LYNKS

**Mr. B. King** representing Leeton Sportsperson of the Year Committee

**Mr. B. Shepley** representing Leeton Soldiers Squash Club

**Mr. P. McCall** representing the Salvation Army - Leeton

**Mrs. R. McAliece** representing Leeton Soldiers Lady Bowlers

All congratulated the Club for its support – each representative informing the meeting about the level of financial and in-kind support that had been provided by the Club.

**General Business:**

**Mr. J. Perrin** spoke of the clubs long term commitment to the community which is of great benefit to Leeton.

**Mr. G. Bowyer** asked if there were new plans for the Motel/Resort development that members were able to view. The President responded by advising those present that a revised plan was “not far away” and that it was “a step in the right direction which could be the basis of a Development Application.

**Mr. J. Chant (#2551)** spoke in regard to the financial reporting of the Golf Club.

Mr. Chant “cautioned” Directors about singling the Golf Club out.

In response the Secretary Manager advised those present that the Golf Club/Course had intentionally been kept separate so that the Board could establish its viability based on facts and figures from the period on which the report was provided and so that informed decisions could be made on its future development.

Mr. Bonham also reminded members that the Board had made its intentions clear from the outset that if the Golf Club/Course proved to be un-viable in the long-term then it would need to be un-loaded.

Mr. Chant suggested that the same should apply to all the clubs sporting facilities.

It was agreed that this should be the case.

**Mr. Dom Del Guzzo** gave a vote of thanks to outgoing Directors.

**Mr. Bonham** thanked Mr. John Gray – Editor of the Irrigator for his support throughout the year.

**Meeting Closed: 7.36 pm**

Confirmed as a true and accurate record:

Chair: ..... Date: ..... Secretary:.....

## **PRESIDENT'S REPORT 2010**

Members, It has been a very eventful year. We farewelled Rick Boller after more than twenty years of service to the Club, the last ten years as our manager. Our best wishes go with Rick and Julie.

We have welcomed Trevor Olsen as our new manager. Trevor has hit the ground running and realises that his experience and leadership will be of vital importance to our club in the tough times ahead. Trevor and Rita are certain to enjoy the Leeton experience.

The winds of change also blew through the Dining Room. New Chef Matt and his partner Lauren have made an immediate impact. They are destined to revitalise our restaurant and enhance our reputation as a function centre.

Your club continues to work towards the establishment of a Motel/Resort complex on the land between the main Club and the Golf Clubhouse. Progress has been slow but steady. Leeton Soldiers Club membership together with community support and valued assistance from the Irrigator's Survey helped to gain permission to close part of Maiden Avenue. This allowed our very patient investor to continue with plans to bring this exciting project to Leeton.

The time is now right for the Leeton Soldiers Club, the Leeton Shire Council and the financier to combine their efforts, will, dreams and resources to ensure that Leeton benefits from the completion of this truly exciting and adventurous project.

We will never forget or turn our back on the RSL traditions of our past. That having been stated I commend the efforts in progress to give our proposed Motel/Resort Complex a suitable name. Please give it some thought.

On behalf of all members I pay tribute to our Board of Directors. Throughout the year they have acted thoughtfully, responsibly and with the best interest of the Soldiers Club and its members foremost in their minds. Their support and assistance to me, as chairman, has been most appreciated.

The Balance sheet for the year under review was disappointing. Many extenuating circumstances spring to mind and reinforce the need for our recently introduced emphasis on the "user pays".

You have heard me say on many occasions that the Club Industry has changed forever. Community owned Gaming no longer exists.

Since Hotels gained access to poker machines 277 clubs in NSW have closed or amalgamated. 167 have closed and 110 have amalgamated. Clubs in Leeton have been affected – think back. Added taxes introduced by M. Eagan & R. Carr in 2003 have added to the challenges confronting the club industry.

In the period between 2004 and 2008, 8431 jobs were lost from clubs across NSW. A direct consequence of the tax increases.

On behalf of your board of directors I sincerely commend and thank our many sub clubs for their cooperation, understanding and for the spirit of self-help displayed. The leaders and workers in these groups deserve much praise. Your efforts enhance our club immeasurably.

The “Kids Room” adjacent to the Dining Room is a welcome innovation that should prove popular with members.

Leeton Soldiers Club has always honoured its civic responsibility as the Club for all the Community. This year’s donations to Community Organisations or Individuals totalled \$46,873.00 this amount added to our CDSE contribution of \$11,000 totalled \$57,873, which is a significant community infusion, listed below are the CDSE recipients for 2010;

MIA Branch of MS Australia	\$1,000.00
Riding for the Disabled	\$500.00
Leeton Army Cadet Unit 223	\$1,000.00
Wattle Hill Tots Playgroup	\$500.00
The Lynks Program	\$1,500.00
Leeton shire Home & community	
Care Services	\$3,500.00
Leeton Hospital Auxiliary	\$1,500.00
Leeton Child Care Centre	\$1,500.00

After carefully checking the number of candles on my last birthday cake and noting a commensurate decline in my availability for social engagements I have decided not to make myself available for re-election as President of this great club.

My sincere thanks to all members who have allowed me to be your President for the past twenty years. The loyalty, courtesy and co-operation displayed by members, staff and fellow directors will remain with me – always.

It has been an honour.

Be assured that your Board of Directors will continue to represent all members fairly and continue to uphold the traditions of your RSL past.

Les Bonham

President

## **SECRETARY MANAGER'S REPORT**

### **Dear Members**

On behalf of my wife Rita, and I, we would like to thank the Board of Directors, staff, members and the wider community of Leeton, for the warm welcome to the town we have received since our arrival in early July 2010. I would further like to thank Rick Boller for his assistance in making the management changeover at Leeton Soldiers Club as seamless as possible.

As mentioned in the President's report, I have indeed hit the ground running with some new promotions on the way to complement the existing favourites. The Mega Meat Market and Keno promotions are just two of the upcoming promotions. Members are asked to provide feedback to the staff, Directors or myself on our promotions, so as to allow us to continue to provide what you, the members, want in your club.

Our new Caterers, Mathew and Lauren, are also looking forward to introducing some promotions that will highlight the range and quality of the food now on offer at the club. Commencing soon, will be a "Beer and Burger Night" plus other menu selections at the 'Golfy' every Friday night and a "child eats free with every adult meal" purchased on Monday night. Mathew and Lauren, in conjunction with our Functions Co-ordinator Kim, are booking the last available function dates between now and Christmas so, to avoid disappointment, please contact Kim at the club as soon as possible to reserve your preferred function dates.

Speaking of Christmas, this year will see the club open on Christmas day for lunch only 11.30am – 3.30pm, bookings are essential, cost \$75.00 per head children \$37.50. Let us take all the worry out of Christmas lunch, bookings are limited to the first 300, please see in house advertising or contact the club for further details.

A self- service Keno terminal will be introduced at the main club by mid-September. This terminal will be additional to our existing terminal and should reduce the need to queue during busy times. Please ask any of our gaming staff for a demonstration.

Over the next six months, most areas of the club will be closed for varying times for maintenance and painting. Members are asked for their patience and understanding during this disruption to club operations. I am sure members will be pleased with the final result.

The Board of Directors are pleased to announce the formation of the Leeton Soldiers Club Over Fifties Club which will become the newest addition to the ranks of the Leeton Soldiers Club. Sub-Club's members requiring further information on the over 50's club or any of our Sub-clubs are asked to contact club reception for further details

The proposed Motel/Resort development continues to progress despite the recent management changes at the club. My first impressions, whilst receiving my initial brief on the project was of the strong commitment by all stakeholders to seeing the project through to completion. Members will be kept informed of progress during the final stages of the

planning phase through club notices and the local press. Members will be asked to participate in some focus group meetings as well as member surveys during the next few months, again watch for notices.

Members are asked to attend the Seventieth Annual General Meeting of Leeton Soldiers Club Limited to be held at the club on Wednesday, September 8<sup>th</sup> 2010 at 7.00pm.

In conclusion, best wishes for the remainder of 2010, and I hope you will guarantee the future prosperity of your club by your continued patronage.

Trevor Olsen

Secretary Manager

### **ELECTION OF DIRECTORS**

As the number of nominations for positions on the Board exceeds the number required, a ballot will be conducted pursuant to section 44 of the Articles of Association.

Ballot papers bearing the names of all candidates for the positions of:

- a. Treasurer
- b. Director

Shall be available to every member entitled to vote.

***The Ballot will be conducted at the office of the Leeton Soldiers Club Ltd Cnr Acacia and Yanco Avenue Leeton NSW between the hours of 11.00am and 7.00pm Friday 03<sup>rd</sup> September 2010 to Tuesday 07<sup>th</sup> September 2010.***

The results will be declared at the Annual General Meeting

**Nominees for the position of Treasurer in ballot paper order are:**

Mr Barry Hehir

Mr Jon Perrin

**One (1) to be elected**

**Nominees for the position of Director in ballot paper order are:**

Mr Jon Perrin

Mr Brad Booth

Mr Barry Hehir

Mr Brian Troy

Mr Michael Burton

Mr John Martin

Mr Wayne Thomson

**Five (5) to be elected**

Please see enclosed Director Profiles for the information of members.

**Jon Perrin**

My name is Jon William Perrin and I am 63 years of age and an active Lawn Bowler. For the past year I have been a Director of the Leeton Soldiers Club. Four years as President of the Riverina District Bowling Association and going into my third year as Secretary of the Leeton Soldiers Club Men's Bowling Club.

During my 40 years in the workforce I spent 10 years working for Chartered Accountants Firms doing mainly audit work and one Club that I spent a lot of time at was the Rooty Hill R.S.L. one of the biggest Clubs in N.S.W.

The remaining 30 years has been managing Clubs throughout N.S.W. with over 12 years at the Narrandera Ex- Servicemen's Club where I would have come into contact with many of the current members of the Leeton Soldiers Club.

I believe I have learnt a lot in my first year as a Director and have a lot to offer as either Treasurer or Director and look forward to working with you again.

**Brad Booth**

It has nearly been 2 years since joining the Board of the Soldiers Club.

In that time we have seen quite a few challenges and changes at the Club. However it is over the next 5 years that we will be faced with decisions that will be critical to the growth and survival of the Leeton Soldiers Club.

I believe I have an enthusiastic and passionate personality, as well as a sound business background. With this being said, I am keen to make a difference to the LSC

The clubs financial position has been affected by the pressures of drought, the current economic climate and the changes to the government taxes on poker machines. I would hope to bring to the Board my years of business experience to assist in these difficult times.

I have thoroughly enjoyed my experiences on the Board so far and would love the opportunity to continue our significant and important plans for the future.

### **Barry Hehir**

I have been on the board of the LSC for the past ten years and am again nominating for the position of Treasurer/Director.

Spending all of six years of my life in the Leeton district I have participated in many local sporting and community groups.

In partnership with my brother we have operated farming and grazing properties for the past 30 years experiencing the many highs and lows of the occupation. I have been responsible for the financial management and planning of the business for all that time.

I am acutely aware of the clubs financial situation which has been affected by the economic downturn, drought and lack/loss of irrigation water availability as well as the NSW Governments continued interference with higher taxes on gaming, smoke free legislation and many other impacts.

With some restructuring, diversification and building of a new Motel/Resort complex the Clubs financial viability will be much enhanced enabling the Board and Management to continue servicing its members and the Leeton Community.

I have enjoyed the interaction with other board members, management, staff and club members and seek your continued support

### **Brian Troy**

I am a member of the local community, born and bred in Leeton and have been a member of the Leeton Soldiers Club for over 40 years. My family has a long association with the Leeton Soldiers Club, with my great uncle Mr Tom Dunn being the first president and my father Mr Jack Troy a director and life member. I am a keen squash and bowls player and utilise the clubs facilities and have enjoyed the use of these facilities over a long period of time. I have been employed by a longstanding local company, Ricegrowers Limited for over 40 years and currently work with their fully owned subsidiary Australian Grain Storage Pty Ltd

### Current Community Involvement

St Joseph's Catholic Church – Finance Committee Member

Leeton Jockey Club – Public Officer & Judge

Racecourse Reserve Management Committee – Committee Member

### Reason for Board of Directors Nomination

I have just completed my first year as a director of your club. It has been a most challenging year with the appointment of a new Secretary/Manager, new caterers, a significant trading loss and the proposed new motel/resort development still on our books. I know how important the Leeton Soldiers Club is to the community of Leeton. It provides excellent entertainment, dining, meeting and sporting facilities for our town. They financially support many local charity and sporting organisations and provide employment for our local people.

The club industry is experiencing difficult times in New South Wales and will continue to do so into the foreseeable future. I want to continue my service as a director of your club, to ensure its viability with diversification and completion of the motel/resort development proposal. It is my desire to represent all the members fairly and justly. Give me the opportunity to represent you again.

### Michael Burton

I have been a Leeton resident for 22 years, during this time I have been a manager of the local juice plant for 14 years and was instrumental in moving the fresh juice plant to our area.

I was a board member of the golf club during the glory days and can see that we now need to move forward and drive our Soldiers club to be the attraction point of our town.

I believe that with the right people behind our club we can move forward very quickly, if given the chance as a Director I will give it my all.

### John Martin

I am passionate about Leeton and have lived here for 35 years, I am married to Chris and we have 3 children and 5 grandchildren. I am a long serving partner in a local legal firm and have also held the position as manager of a major banking company.

I have worked with a wide range of local committees, some as a voluntary Solicitor and have held a variety of executive positions on various committees, including President of the Rotary Club of Leeton Central and the Leeton Phantoms. I have coached and played with the Phantoms Rugby Union Club.

I am visionary and enthusiastic and feel I have the expertise to help further enhance the important role the Club fulfills within the community including the anticipated Motel development.

**Wayne Thomson**

Following my first term on the board, I have now gained an appreciation of the task at hand to ensure the improved direction and the outstanding issues and challenges faced by the Leeton Soldiers Club.

I believe that I can contribute to the ongoing viability, direction and long term plans yet to be implemented by the Soldiers Club, given my broad based exposure gained during my working career in the fields of financial, risk and project management.

To this end, I now seek support from the voting members for re-election to the Board of Directors.

**LEETON SOLDIERS CLUB LIMITED  
ACN 001 037 136**

**NOTICE OF SPECIAL RESOLUTIONS TO BE CONSIDERED  
AT THE ANNUAL GENERAL MEETING**

**FIRST SPECIAL RESOLUTION**

That pursuant to the Registered Clubs Act:

1. The members hereby approve and agree to expenditure by the Club in a reasonable sum until the next Annual General Meeting of the Club for the following activities of directors:
  - (a) The reasonable cost of a meal and beverage for each Director immediately before or immediately after a Board or Committee meeting on the day of that meeting when that meeting corresponds with a normal meal time.
  - (b) Reasonable expenses incurred by Directors in travelling to and from Directors meetings or other duly constituted committee meetings as approved by the Board from time to time on production of invoices, receipts or other proper documentary evidence of such expenditure;
  - (c) Reasonable expenses incurred by Directors in relation to such other duties including entertainment of special guests to the Club and other promotional activities performed by Directors which activities and the expenses therefrom are approved by the Board before payment is made on production of receipts, invoices or other proper documentary evidence of such expenditure.
2. The members acknowledge that the benefits in paragraph (a) above are not available to members generally but only for those who are Directors of the Club.

## **SECOND SPECIAL RESOLUTION**

That pursuant to the Registered Clubs Act:

1. The members hereby approve and agree to expenditure by the Club in a reasonable sum for the professional development and education of Directors until the next Annual General Meeting and being:
  - (a) The reasonable cost of Directors attending at the ClubsNSW Annual General Meeting;
  - (b) The reasonable cost of Directors attending seminars, lectures, trade displays and other similar events as may be determined by the Board from time to time;
  - (c) The reasonable cost of Directors attending other registered clubs for the purpose of viewing and assessing their facilities and methods of operation provided such attendances are approved by the Board as being necessary for the betterment of the Club.
2. The members acknowledge that the benefits in paragraph (a) above are not available to members generally but only for those who are Directors of the Club.

## **THIRD SPECIAL RESOLUTION**      **Club Uniforms**

That the members approve that the Board of Directors may be supplied with a Club uniform at such reasonable cost as determined by the Board as is in keeping with the Club's current image.

## **FOURTH SPECIAL RESOLUTION**      **Presidents Honorarium**

That the members approve the payment of an honorarium to the President pursuant to section 10(6)(b) of the *Registered Clubs Act* in the amount of \$2,600.00 until the next Annual General Meeting with the honorarium to be paid by weekly instalments of \$50.00.

## **NOTES TO MEMBERS**

These notes are to be read in conjunction with the proposed Resolutions:

3. The First Resolution is to have the members in General Meeting approve a reasonable amount for expenditure by the Club in relation to duties performed by the Club's Directors.
4. The Second Resolution is to have the members in General Meeting approve a reasonable amount for the expenditure by the Club for Directors to attend seminars, lectures, trade displays and other similar events including the ClubsNSW Annual General Meeting and to visit other clubs to enable the Club's governing body to be kept abreast of current trends and developments which may have a significant bearing on the nature and way in which the Club conducts its business.

5. The Third resolution is to have members in general meeting approve that the Board of Directors be supplied with Club uniform.
6. The Fourth resolution is to have members approve in general meeting an honorarium to be paid to the President for the twelve month period till the next Annual General Meeting an annual amount of \$2,600.00 payable by weekly instalments of \$50.00.
7. To be passed each ordinary resolution must receive votes in its favour from not less than a simple majority of those members, who being entitled to do so, vote in person at the meeting.

Dated: 18<sup>th</sup> August, 2010

By direction of the Board

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Trevor Olsen

Secretary Manager

**LEETON SOLDIERS CLUB LIMITED  
ACN 001 037 136**

**NOTICE OF ORDINARY RESOLUTIONS  
FOR ANNUAL GENERAL MEETING**

**NOTICE** is hereby given that at the Annual General Meeting of **LEETON SOLDIERS CLUB LIMITED** to be held on Wednesday 08<sup>th</sup> September 2010 commencing at the hour of 7.00pm at the premises of the Club, Corner Yanco & Acacia Avenue, Leeton, New South Wales, the members will be asked to consider and if thought fit pass the Ordinary Resolutions set out below:

**PROCEDURAL MATTERS**

8. To be passed each Ordinary Resolution must receive votes from not less than fifty percent plus one (50% + 1) of those members who being eligible to do so vote in person on the Ordinary Resolution at the meeting.
9. **Only Life members and financial Service members, financial Club members and financial Leeton Golf Club members shall be eligible to vote on the Ordinary Resolutions.**
10. Under the Registered Clubs Act:
  - (a) members who are employees of the Club are not entitled to vote; and
  - (b) proxy voting is prohibited.
11. The Board of the Club recommends the Ordinary Resolutions to members.

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**FIRST ORDINARY RESOLUTION**

[The First Ordinary Resolution is to be read in conjunction with the notes to members set out below.]

That for the purposes of Section 41J(1) of the Registered Clubs Act the members hereby declare the property of the Club at Lot 742 Acacia Avenue Leeton and recorded in Folio Identifiers DP751745 (being land on which the Leeton Golf Club clubhouse and car park is built) as “non-core property”.

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### **Notes to Members on First Ordinary Resolution**

1. Members will be aware that the Board has been negotiating with a developer regarding the possible development of club property (the Drill Hall land and the land on which the Leeton Golf Club clubhouse and carpark is built).
2. As part of the development, the Club **may** be required to sell some or all of the Drill Hall land and the land on which the Leeton Golf Club clubhouse and carpark is built.
3. For the purposes of the *Registered Clubs Act*, Club property is either “core” or “non-core” property.
4. Different rules apply with regard to the sale of core and non-core property.
5. At present, the Leeton Golf Club clubhouse and carpark is “core property” of the Club and the Drill Hall land is “non-core property” of the Club.
6. Under the *Registered Clubs Act*, the Club cannot dispose of any “core property” unless:
  - (a) the property has been valued by a registered valuer within the meaning of the *Valuers Act 2003*; and
  - (b) the disposal has been approved at a general meeting of the Ordinary members of the Club at which a majority of the votes cast supported the approval; and
  - (c) any sale is by way of public auction or open tender conducted by an independent real estate agent or auctioneer.
7. Non-core property is not subject to the limitations referred to in paragraph 6 above and can be disposed of without the Club having to follow the procedure referred to in paragraph 6 above.
8. The requirement contained in paragraph 6(c) above (sale by public auction or open tender) is not suitable regarding the possible sale to the developer of some or all of the land on which the Leeton Golf Club clubhouse and car park is built.
9. The *Registered Clubs Act* permits the members of the Club in general meeting to declare “core property” as “non-core property”.
10. The First Ordinary Resolution proposes for members to declare the land on which the Leeton Golf Club clubhouse and car park is built as “non-core property” of the Club.
11. As indicated above, non-core property is not subject to limitations referred to in paragraph 6 above. Accordingly, if the First Ordinary Resolution is passed, the Board will be provided with greater flexibility regarding the proposed development and possible sale of some or all of the Leeton Golf Club land to the developer.

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### **SECOND ORDINARY RESOLUTION**

*[The Second Ordinary Resolution is to be read in conjunction with the notes to members set out below.]*

That for the purposes of Article 46(j) of the Club's Articles of Association, the members hereby sanction the exchange or sale of the Club's property located at:

- (a) Lot 742 Acacia Avenue Leeton and recorded in Folio Identifier DP751745 being the land on which the Leeton Golf Club clubhouse and car park is built; and
- (b) Lots 4, 5, 6 & 7 and recorded in Folio Identifier Section 55 DP 758606 being the Drill Hall land.

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### **Notes to Members on Second Ordinary Resolution**

- 12. The Club's Articles of Association require the Club to obtain the approval of members before the Club can exchange or sell any or all of the Club's property (irrespective of whether that property is core or non-core property as referred to in the First Ordinary Resolution).
- 13. As indicated in the notes to members on the First Ordinary Resolution, the Board has been negotiating with a developer regarding the possible development of club property (the Drill Hall land and the land on which the Leeton Golf Club clubhouse and carpark is built).
- 14. As part of the development, the Club **may** be required to sell some or all of the Drill Hall land and the land on which the Leeton Golf Club clubhouse and carpark is built.
- 15. The Second Ordinary Resolution proposes for members to sanction the exchange and sale of the land on which the Leeton Golf Club clubhouse and car park is built and the Drill Hall land.

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### **THIRD ORDINARY RESOLUTION**

That members, pursuant to article 36 of the Articles of Association, on a recommendation from the Board of Directors sanction the appointment of Mr Leslie Bonham as Club Patron Leeton Soldiers Club.

Dated: 18 August 2010

By direction of the Board

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Trevor Olsen

Secretary Manager