

# AGM 16th May 2020

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## Minutes

- Present were ( with social distancing )
- Peter and Lyne Davies, 1
- Don and Julia Wilkes, 3
- Philip Marston, 5
- Audrey Watkins, 6
- Simon ( chairman ) and Trish Reid, 7
- Julie Church ( secretary ), 8
- Tracey Griffiths, 9

We went through the minutes of our last AGM in 2019.

The first item that came up was the ongoing issue with appt 4 which remains totally unoccupied with no sign of the owner. Simon has written again to Lloyds bank ( the mortgage holder ) who have confirmed that they are yet again willing to pay us the outstanding management charges for 2020. However they will not provide any more information to us in regards to a possible re-possession. The water and electricity supply have been turned off at the mains and Simon does a weekly inspection of the appt for which he is now charging the bank. Our insurance company have also been informed and Simon has undertaken to repair the broken glazing when he can buy some glass.

Simon reminded everyone it is their individual responsibility to ensure their fuse-board inspections are up-to-date. He asked all residents to inform him of the expiry dates of the inspections which will then be posted on our website.

In Simon's absence the next person to turn to in the event of unforeseen circumstances would be Julie who is now co-signatory on the account.

Tracey raised the issue of graffiti on the telephone junction box by the main gate. This is not our property but she has agreed to contact the relevant authorities.

The next item discussed was the possibility of putting up a sign for Whitehall Mansion by the main gate so it would be visible from the road, and a smaller one to be put on the left of the front door. Audrey and Julia kindly agreed to research prices, styles etc and report back to us.

The presence of an abandoned pallet lifter in the carpark was briefly discussed, Simon and Audrey agreed to look at ways of selling it. The Cooper Green sign was also considered an eye-sore and Julie agreed to contact them to organise it being taken down. Simon will ask the tree surgeon to remove the red/white barrier when they next do work for us. The goat willow by the front door is scheduled to be taken down as the roots are becoming a problem and the tree conservation officer has agreed. We have budgeted around £500 for this.

It was suggested we have a list of tradesmen published that we could call in case of emergencies. Simon pointed out that, in practice this had already proven very difficult but was willing to have suggestions put to him of reliable persons. He is currently in contact with the electrician in regard to having the fluorescent lights in the hallway upgraded to LEDs.

To this end, and to improve instant communication in the event of emergencies, Simon proposed to set up a WhatsApp group. This would mean much quicker communication than either email or website forum notifications. It could also be used to co-ordinate meetings and social occasions etc. This was largely agreed although not everyone currently has access to a smartphone. Simon will set this up. It was agreed that Gary and Tracey Redmond of The Gatehouse should be included in the WhatsApp group.

The toilet in the meter room was discussed as Audrey would like this removed. However it was pointed out this could be expensive and it is also a facility for the cleaner/tradesmen etc and it was regularly cleaned.

We went on to discuss the finance for WMMC. Initially Simon proposed a blanket increase of 5% of everybody's management fee starting from 1st July ( which is exactly the same as last year ). This would raise an additional income of approx £600 per year. Tracey then proposed we set up a sinking fund whereby everyone paid the *same* additional sum ( eg £10 or £20 pm ) which could be used for communal expenses e.g. tree cutting. This would have raised £1080 or £2160 pa respectively.

This was discussed but was strongly objected to by Philip who wanted to maintain the status quo.

Although happy to administer either system, Simon decided not to put the matter to the vote but to respect the strong feelings expressed. He suggested the matter be considered in the coming months and be discussed again at the AGM next year. His proposal for other fund-raising was rejected.

The issue of re-cycling bins was discussed as the Council currently advise us all to use black boxes and blue bags as they will not accept back plastic bags. Audrey and Julie agreed to investigate the matter of using a spare wheelie-bin instead.

Audrey raised the issue of the outside lights in the gated car-park. We do not know who actually pays for them but if they are connected to our supply then they will come on and off at the same times. Audrey agreed to look out for this.

We then discussed the problems of perhaps incorrect readings being issued from our electricity meters. It was felt the only long-term solution would be to upgrade to "smart meters" when they become available.

Philip then suggested we keep alert to the possibility of a grant to fund the installation of car-charging points for electric vehicles. This was agreed.

Lastly we discussed the idea of repeating a work/social day in September. Jobs to do would include the painting of more railings, weed killing of the lawns, lopping the trees in the gated car-park, improving the gate to the bin-store and removal of the dead ivy. Gary and Tracey from the Gatehouse have kindly agreed to host the day on Saturday 12th September

Everyone seemed happy with Simon continuing his chairmanship and the meeting closed at 11.20.

