

HURST RIVERSIDE LANDS LIMITED

Registered in England and Wales. Company Registration No: 836504

MINUTES OF ANNUAL GENERAL MEETING HELD ON WEDNESDAY 11TH SEPTEMBER 2019

Present:	Ann Bailey	Chairman
	Marian Thorpe	Treasurer
	Jenny Jones	Secretary
	Katina Wilson	Director
	Ron Bailey	Director
	David Lebeau	Director
	John Clay	Director
	Jeremy Schomberg	Gardening Contractor

The meeting opened at 8pm and was chaired by Ann Bailey who welcomed those present and thanked them for attending.

There were 20 residents in attendance.

Ann introduced the Board of Directors, Treasurer, Secretary and Gardening Contractor.

One form of proxy had been received from:
Valerie Quinn/Bedster Gardens

Ann read out the Chairman's Report that had been circulated to residents.

Minutes of AGM held on 12th September 2018

Minutes of the meeting held on 12th September 2018 were approved and proposed by John Clark, seconded by Anne Clay

Matters Arising:

There were no matters arising.

Re-appoint Accountant and fix their remuneration

The Chairman thanked John Gould for auditing our accounts again. She asked if everyone was in favour of re-appointing John Gould as our Auditor until the conclusion of the next AGM.

All were in favour, proposed by William Martin, seconded by Jacqueline Martin

The Chairman asked if anyone had any questions relating to the accounts for 2017/18 that they wish to raise.

Lorna Evans/Bedster Gardens asked the Treasurer why postage had increased 250% over the last year. (note; the increase from £697 in 2017 to £1,253 in 2018 represents approximately an 80% increase.)

Marian said that most post is hand delivered but when sending out letters to debtors they are posted. If there has been no response from the resident, reminder letters are then sent by registered post. Some debtors are sent more than one registered post reminder. There are between 35 to 40 residents who currently have not paid their maintenance charge.

Some of these properties are rented out and Marian checks with H.M. Land Registry for details of the owner at a charge of £3 a time. This is because we are not always made aware when property changes hands. HRL are not always made aware if ownership of the property has changed.

Lorna said she believed it was the tenant's legal obligation to give address of their landlord.

Pamela Stringer/Buckingham Avenue questioned why residents fail to adhere to the fact they have to pay a maintenance charge.

John Clay responded stating that a lot of the Directors time at Board meetings is taken up with discussion what to do about chasing debtors. The Directors have been reluctant to instruct solicitors because of the expense involved.

Jamie Coombs/Tufton Gardens asked if there is a direct correlation between unpaid service charge and rented properties. He suggested going down the legal route by issuing a CCJ sooner.

John Clay responded by saying issuing a CCJ would be time consuming and he has looked into the possibility of doing this online. This could result in a representative of HRL attending court and no guarantee we will get the money. He highlighted that Directors give up their time voluntarily to sit on the Board of HRL

Pamela Stringer asked if those with outstanding debt will be charged interest. John informed her that HRL are about to introduce a system where interest will be added to the outstanding debt if they fail to pay within the timescale that has been set.

The letter that is sent out to the debtor will set out the % of interest that will be added to the outstanding amount. The policy in future will be to make sure we make residents aware of this on day one.

John Clay said that a lot of conveyancing these days is sub-standard and buyers are not being made aware that service charges apply, and they are moving into properties unaware that there is a service charge.

Steve Trimm/Bedster Gardens queried why estate agents do not inform buyers of the maintenance charge before purchasing property.

The Board explained that the Chairman has written to all local estate agents asking them to inform prospective buyers and details are also on our website.

John Clay explained that when we see a For Sale board displayed at a property, a letter is put through their letterbox to notify them of the procedure asking them to make their solicitors aware of need to transfer the Share Certificate on the property.

There was a general discussion of how Hurst Riverside Lands Limited was formed and why it comprises of Sadler's Ride, Bedster Gardens, Victoria Avenue, Victoria Close, Tufton Gardens and Carlyle Close, Buckingham Avenue and Beldham Gardens.

There was no further discussion on this point.

Election of the Board of Directors:

In accordance with article 8(d) of the Company's Articles of Association all of the Directors of the Company shall retire at the Annual General Meeting. They are however, eligible for re-election and prepared to stand again namely Katina Wilson, John Clay, Ron Bailey, Ann Bailey as Chairman, Marian Thorpe as Treasurer and Jenny Jones as Secretary.

The nominations were proposed by Marilyn Holmes, seconded by John Clarke. All voted in favour.

Ann advised the residents that David Lebeau has decided to stand down as a Director after some 6 years. We are extremely grateful to David for his support and in particular for the work he has put into creating and maintaining our website and all things IT.

Any Other Business:

Ann Hillman/Bedster Gardens read out a statement about the issue she has with regard to the wheelie bins in Tufton Gardens.

She stated: -

In our initial correspondence of which shareholders present have copies you stated that the owners of 71 Tufton Gardens owned the land on which they had built two steps and were using to store their bins at the back of the property. Therefore they 'were perfectly entitled to use the space'.

Later you admitted that you had in fact given them permission to store their bins on ground belonging to Hurst Riverside Lands. It has caused many adverse comments from visitors and people who use this pathway.

The occupant of 43 Bedster Gardens has said she would remove her bins back onto her property providing 71 Tufton Gardens removed theirs.

My former neighbour who lived at 43 Bedster Gardens was horrified when she saw this alleyway and said, "this would never have been allowed when my husband was on the Board".

My solicitor wrote to you on the 24th June. His letter was never complied with i.e. providing copies of minutes; licenses etc. and you ignored the facts he stated.

On the 24th August 9 weeks after delivery of my solicitor's letter to you it was returned through my letterbox in a crumpled state, no envelope nothing.

He wrote again on 9 September and subsequently you have as advised have sought legal advice. I understand there is to be an extension until September 25th to resolve these issues.

Ann Bailey said the Board did reply but I responded, "You did not provide the details requested and demanded further information".

On receiving the notification of the AGM I was shocked to read that under 'wheelie bins' you stated "they should not be allowed to stand on Hurst Riverside Lands without our permission and in a suitable container".

I said I would like a vote to be taken from the shareholders present regarding the permit for the section allowing the Board to grant individuals permission to store their bins on land owned by Hurst Riverside Lands.

Ann Bailey responded "We are in receipt of the correspondence in respect of your issues, including the most recent giving us just 24 hours to respond. As invited by your Solicitor we are seeking independent legal advice to ensure all appropriate and lawful actions are taken. She further stated that you would hear from our solicitor in due course. However we cannot invoke discussion on this matter pending litigation. However, we do assure you that we always seek to resolve matters of concern to residents."

Ann asked if anybody else has any other business, anything they would like to raise.

Steve Trimm/Bedster Gardens said he was glad that the compost that had been removed from the compound and was being spread round the flower beds. Now that the compound is being cleared he is now a little concerned with the aperture of the fence and if there was anything else that we could use to block the space because he has seen people coming into the estate via the space in the railings.

Someone pointed out that people have been coming through that gap for many years.

Steve asked Jeremy for his guarantee that now the compost is being cleared that this is the end of the skip scenario.

Jeremy said this it is unfortunate that Steve's residence is right next to the gardening compound. Jeremy said he could plant something prickly to deter people from coming through the railings. He explains that 120-130 cubic metres of waste had accumulated in the compound. Underneath the green waste there is good quality compost which is ready to be spread on new planting.

He assured Steve Trimm that in future all waste will be managed in wheelie bins and collected on a monthly basis; this will include fly tipping waste. One more skip is required to clear heavy waste from the compound. Jeremy said fly tipping has gone up 10 fold over the past year.

Pamela Stringer/Buckingham Avenue asked who makes the decisions and the priorities of the work that is carried out. Do you have a plan to rotate around the estate?

Jeremy explained that he and the Directors walk around the estate on a regular basis and prioritise on work that needs to be done. Pruning of flower beds takes place at the end of May and September.

Pamela would like Jeremy to inspect the back of her property; she thinks that the shrubs may need cutting back.

Jeremy told residents if they have any queries or request to send an email and he will reply within 24 hours.

Steve Trimm suggested a 'What's App' group for residents to communicate with Jeremy? This suggestion was rejected by the Board.

However, the Board again stated that it would be useful if we had everybody's email addresses so that messages could be sent out to make residents aware of any work that is being done in their area. Ann explained recently that letters had to be hand delivered to residents in Carlyle Close to make them aware that the large Cherry tree in Carlyle Close was being pollarded the next day because we do not have email address for all residents of Carlyle Close. It would have been much easier and less time consuming just to have sent out an email.

Ann informed the residents that the tree surgeons would be back on the estate after leaf fall to continue scheduled work on trees but is not able to set a firm date for when they are due to start work.

Marilyn Holmes/Tufton Gardens thanked Ann and all the Directors for the hard work they do over the year and the time they give up to do the work.

As there was no other business the meeting closed at 9.48 pm

Addendum to the 2019 Minutes

After the meeting had closed, one of the attendees informed us that Ann Hillman had stood at the entrance asking everyone who was attending to sign a petition relating to the wheelie bins outside 71 Tufton Gardens. However we understand from several people who signed this that they were not aware of the contents as they just assumed that it related to attendance at the meeting in some way, and they have since rescinded their signatures to the petition.

We were not informed previously that Ann Hillman was going to do this, and she did not ask for our consent.

At the time of preparing the minutes we have not seen this petition.