

HURST RIVERSIDE LANDS LIMITED

Registered in England and Wales. Company Registration No: 836504

MINUTES OF ANNUAL GENERAL MEETING

HELD at Vine Hall, East Molesey

Wednesday 25 September 2024, 20:00

Present:	Jamie Coombs	Chairman
	Jill Pendlebury	Treasurer
	Mikaela Jones	Secretary
	Ann Bailey	Director
	Katina Wilson	Director
	Ron Bailey	Director
	John Clay	Director
	Paul Midian	Director
	Jeremy Schomberg	Gardening Contractor

Residents in attendance:

Marian Thorpe – Bedster Gardens
Arwyn Morgan – Victoria Close
Lise Roode – Buckingham Avenue
Roy Stokes – Bedster Gardens
John Clarke – Victoria Close
Anne Clay – Tufton Gardens
Ann Hillman – Bedster Gardens
Caroline Tidman – Tufton Gardens

1. Proxies

1 Proxy was received from Mr Steve Trimm – Bedster Gardens

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

Jamie introduced the Directors, Treasurer, and Gardening Contractor. Before starting the meeting, Jamie requested those in attendance for their approval to have this meeting audio recorded.

Arwyn Morgan – Victoria Close – asked for the reason why it would be recorded. Jamie & Mikaela responded that it was better for capturing the minutes of the meeting and Mikaela assured Arwyn that the recording would be deleted after the minutes had been drafted.

2. To approve the Minutes of the last AGM held on 22 November 2023.

Proposed by Anne Clay, seconded by Ann Bailey

Minutes of the meeting were approved by all present.

3. Matters arising of the minutes from last AGM.

There were no matters arising.

4. To approve the report of the Director and the Accounts for the year ended 31st March 2024

Proposed by Arwyn Morgan, seconded by Lise Roode

No objections, approved by all in attendance.

5. To re-elect the Board of Directors:

In accordance with Article 8(d) of the Company's Articles of Association all the Directors of the Company shall retire at the Annual General Meeting. Six shall be eligible for re-election: namely Jamie Coombs, Ann Bailey, Katina Wilson, John Clay, Ron Bailey and Paul Midian.

Mikaela Jones as Company Secretary and Jill Pendlebury as Treasurer shall also be eligible for re-election.

These nominations were proposed by John Clarke and seconded by Lise Roode.

No objections, approved by all in attendance.

6. Appoint MBSL as Auditors:

The Chairman thanked our external accountant, John Gould, for his work with Hurst Riverside Lands Limited (HRLL) and mentioned that John Gould had now handed over the HRLL Accounts to his colleague, Milena Sherman-Clark, whom Jill has been working with since the handover in the summer.

Proposed by Marian Thorpe, seconded by John Clay

No objections, approved by all in attendance.

7. Any Other Business:

Jamie opened the meeting to those in attendance for any questions or comments they may have.

- Ann Hillman – Bedster Gardens – said that she was unable to hear anything that had been said up to this point as she'd forgotten to put her hearing aids in before attending. Board advised attendees to move closer and that we would speak louder. Jamie did a quick recap of the meeting, up to this point.
- John Clarke – Victoria Close – raised a question about the accounts and the £0 line item for 2023-2024 water rates.
Jill Pendlebury advised that Castle Water have not been consistent with their billing, and that 2023 bill had slipped into 2024, hence the payment this year.

Jill also advised that 2025 billing has already been settled for Castle Water as well.

- Ann Hillman – Bedster Gardens – raised a question about the electricity consumption and that she had spoken with the Council who said that it is not rated.

Ann Bailey confirmed the Board had replied to her earlier this year on the same topic as Ann Hillman had raised this at last year's AGM.

Jamie and Jill confirmed that this is a standing charge for commercial rates, which are higher, but explained that HRLL usage is low. Jill confirmed the billing is circa £62 per calendar month & that HRLL are not benefitting in any way.

Jill invited Ann to look at a copy of the bill after the meeting, and that she would be welcome to see all the bills over the years and can also be provided a copy, should she want to see this.

Jill also confirmed that electricity charge is £2.16 and standing charge is £62. Ann asked what it was used for – Jill and Jeremy confirmed it was for the gardeners compound. Jeremy mentioned that the maintenance team's tools had moved from petrol consumption to electric and this can explain the usage.

Ann was asked if this answered her question but could not confirm as she was unable to hear properly.

- Arwyn Morgan – Victoria Close – raised questions about his request from November 21, 2023, about cutting the shrubbery and reducing the hedge height on the Victoria Close / Hurst Roadside and that this had still not been addressed properly since his first request.

Jeremy Schomberg confirmed the shrubbery had been cut 3 weeks prior to the AGM.

Arwyn asked why his requests had kept slipping; Jeremy mentioned that there had been a difference of opinion between residents of Victoria Close about what height the hedge should be. Jeremy and Ann (Bailey) had, prior to the AGM, confirmed with Sue Thomas (Victoria Close) that the hedge could be reduced to 1 meter above the wall. Board confirmed that this height was agreed and will be addressed by Jeremy and his team to complete.

Jamie mentioned that the weather had meant that sometimes the Estate Maintenance team had to pivot on what needs to be manged, but that the Board does an Estatewalk once a month to assess priorities.

Arwyn asked when this would be completed; Jeremy confirmed it was in the plan and in the process of on-going work with the estate maintenance team to address but could not give an exact date.

Jill reminded all in attendance that our HRLL Website now hosts updated Estate Maintenance information which is based on the monthly Estate report done by Jeremy.

Arwyn also mentioned the ivy and shrubbery which was encroaching the footpath on the Hurst Road – Jeremy confirmed removal had been done on 24 September and that the Estate Maintenance team were finishing this job before moving to Ferry Road to clear the shrub bed just before the park's entrance.

Arwyn asked about the cut branches in the shrubbery and if these would be removed – Jeremy confirmed that once all the work is done, these will be taken away.

Arwyn also asked about the litter and rubbish being exposed once the shrubbery is reduced, Jeremy again confirmed that this will be removed once they are finished the work. Ann reminded Arwyn that litter is also blown into the shrubs by nature of the fact that they are on a Main Road.

Jeremy again confirmed that whilst all the green waste produces a huge amount, when he has the space and once the jobs are completed, this will be cleared & taken back to the yard.

Arwyn thanked Jeremy.

- Ann Hillman – Bedster Gardens – voiced dissatisfaction with the general appearance of the Estate with some examples given, like the salvia which she should be cut at the beginning of the year and the grass being overgrown. Jeremy confirmed that the salvias had been cut at the beginning of the year. He also mentioned that due to the excessive rainfall, which, combined with the warmer weather, had resulted in exponential growth around the Estate and that where necessary, it meant that other parts of the Estate had to be prioritised for maintenance.

Ann queried what the criteria was for “prioritised” – Jeremy confirmed that this meant that safety around the Estate had to come first.

Ann again mentioned that some parts of the Estate were looking neglected.

Jeremy conceded this point but also reminded that due to the weather & therefore the growth around the Estate, time and money has been depleted due to there having to be twice as much effort per week to get the grass cut, instead of the norm at once every 10-14 days and therefore this would naturally impact other work.

Ann thanked Jeremy but again mentioned it was hard to hear all of the response due to her not having her hearing aids.

- Marian Thorpe – Bedster Gardens – raised a question about the garage forecourt in Carlyle Close, where this backs on to Bedster Gardens. Whilst Marian noted the removal of the paving stones and general garden rubbish from the forecourt which had been there previously, she mentioned there was

still the issue of a dumped SORN car in the forecourt which has been there for nearly a year.

Marian asked if SORN cars could be dumped on Private land - Paul Midian confirmed that SORN cars can be left legally on Private land.

Marian's question was how HRLL could manage people – shareholders or not - using the forecourts as a place to dump rubbish. Board confirmed that unfortunately they cannot manage this easily and that the Board has to tread carefully with any removal as this can be construed as theft.

HRLL will take an action to investigate if a request can be made to the DVLA to confirm who the owner is.

Marion also remarked on the rubbish that had built up between the fence and the dumped car, and that a blue roll of plastic sheeting was still there. Jeremy confirmed that this plastic sheeting is an expensive piece of builders sheeting and won't be removed by HRLL due to the issue of this being interpreted as theft.

- Arwyn Morgan – Victoria Close – asked the question about whether residents / shareholders can park & leave untaxed vehicles in our private parking bays.
Board confirmed DVLA have clamped historically.
- Marian Thorpe – Bedster Gardens – asked about the disabled parking bay in Bedster Gardens and how this had been reinstated as a disabled bay, which is on private land, and if residents should apply to the Board to have this removed. Board reminded Marian that HRLL are unable to do much about these cases as we don't get visibility of these requests from residents - it is down to residents who contact the Council to request these bays get painted.
- Marian Thorpe – Bedster Gardens – raised a question about how the Board push back on our covenants. Marian had been asked the question from a local councillor from Molesey Residents Association, who had been contacted by resident from Hurst Park Riverside Lands about some residents fencing off their front gardens and therefore in breach of the covenants, and if HRLL have any come back to enforce the covenants.
John Clay answered that yes, in theory with the threat of going to court – who would have to be persuaded. John also said that generally the courts weren't too concerned about defending covenant's these days. So, in practice the Board would not look to getting the courts involved due to legal costs, so to take action is not really viable and that the courts wouldn't really take much interest in enforcement.
Marian mentioned that she had previously suggested to the person that raised this with her, that the complaint should be sent in an email to HRLL so the Board could address this, but Board confirmed that no email was received.

Jamie Coombs reminded the attendees that HRLL does not pursue neighbour complaints, nor get involved in neighbour disputes due to costs and subjectivity. That the Board will make a judgement on which covenants should be defended as some are now archaic but that also, HRLL would not tolerate total abuse of some covenants and if it was in everyone's interest, then enforcement would be pursued. He also mentioned that the costs involved to enforce covenants through courts would impact shareholders annual maintenance fees.

- As there were no further questions or comments from the attendees, Jamie Coombs disclosed the topic of HRLL possibly using an external third-party company to manage some of the HRLL activities.

Jamie mentioned that the Board's requests to residents over the past few years to join HRLL as additional volunteers had been disappointing, with the exception of a few of the individuals at the table this evening. He also mentioned that whilst certain members of HRLL received a small remuneration for their work, it was proving to be inadequate for the number of hours that had to be put in to managing their roles in HRLL, as most are either working full time or in their retirement. It was for these reasons that the Board wanted to make it known that HRLL is making detailed enquiries into the possibility of moving some of the more onerous activities to be managed by a third-party company.

Jamie concluded that this will clearly come at a cost which would certainly have to be passed on to all shareholders as part of the annual maintenance fees in due course, but couldn't, at this time, share any specific timescales but felt it was important to share this information with the shareholders.

Arwyn Morgan – Victoria Close – asked for an example of the onerous activities. Jamie mentioned the Treasurer role as one.

Ann Hillman – Bedster Gardens – requested that Jamie pass his letter around, as she was unable to hear. Board and another attendee confirmed it was not a letter but a disclosure of information about HRLL outsourcing the running of the Estate.

Arwyn Morgan – Victoria Close – asked what percentage of HRLL residents are non-payers.

Jill Pendlebury responded that persistent non-payers was less than 10% but it was still constant work to chase debt from non-payers. Jill also mentioned that invoicing activities can take 3 weeks as it is very manual. Jill commented that the Secretary role can also be onerous as it is about triaging all enquiries. Arwyn thanked Jill and mentioned his appreciation.

Lisa Roode – Buckingham Avenue – requested when & how communications of the move to a third-party management company will be shared with residents.

Jamie responded to say that there is still a lot under investigation such as various options and legal implications, however, once we had all the facts we would communicate to all residents.

Arwyn Morgan – Victoria Close – asked if there would be a cost impact to residents for the move.

Ann Bailey confirmed there would be as the Board will no longer be run by the volunteers.

Jamie also responded to say that the Board doesn't have all of the numbers as yet but will be able to share once HRLL know more.

With no further comments or questions, Jamie and the Board thanked those in attendance for coming and concluded the AGM meeting at 20:45.