

Hampshire Lakes Residents' Association (HLRA) Committee Meeting
Held in the Library on 6th August 2022

Present: Jenny Hydes, Diana Duckworth, Janet McCombie, Sam Dauncey, Joan Russam, Francis Walker

Apologies for Absence: John Paine, Brian Branson

Residents present:

Astrid & Keith Hall, Ann Hill, Jean Walker, Micaela Dell'Osso, John Bricknell, Pam Cuthbertson, Brefni Bray, Ted Wooldridge, Yvonne Conway, Shirley Wing, Sheila Brent, Marian Jack, Patricia Thorpe, Roger & Pauline Pearce, Mike Duckworth.

Minutes of meeting held on 16th July:

The minutes were approved by the Committee and signed by the Chair.

There were no matters arising

Meeting with Local Management (19th July)

The Chair, Vice-Chair and Secretary had met with Local Management and covered a number of ongoing items of concern. These had been summarised and a copy circulated to all Committee members.

Questions with regard to fire safety and evacuation procedures have been raised. The Vice Chair reported that Trevor had expressed disappointment at the slow response of the fire brigade when called recently. Change of management in the fire service is blamed for lack of continuity in the understanding of Hampshire Lakes requirements. Meetings with residents are planned to explain in more detail the procedures in case of fire etc.

A "stair-climber" evacuation chair has recently been demonstrated and it is anticipated that such a piece of equipment will be obtained.

Treasurer's Report

The Treasurer reported that the net cost of the cocktail party for new residents, after contributions from committee members, was £200 leaving a bank balance of £2045 plus moneys held on behalf of the Bridge Club. Some cheques are still held awaiting the return of the paying-in book from the Examiner.

Membership Secretary's Report:

New resident Gillian Love has moved into 14 Lime Court and new residents Roger and Annette Pullen are shortly to move in to 18 Lime Court.

Subscriptions will be due after the AGM and it is proposed that payment by bank transfer should be set up, as cash collection is less easy.

Working Group Reports:**Bistro & Social Activities**

Joan Russam reported that study of the Bishopstoke Park menu showed it to be slightly cheaper with a more interesting selection of dishes.

Saturday night "dining with wine" is operational again.

The canapes served at the cocktail party for new residents were rated excellent and had been prepared in-house by the new sous-chef.

The recent theatre trip to "Joseph" had been much enjoyed and the highlight of the year – trip to Chichester Festival Theatre is greatly anticipated.

The food cost of the forthcoming Country and Western evening is being queried.

Gardens

Janet McCombie referred to the gardeners as "elusive" and that Hudson seemed to spend much of his time on the phone. It was suggested that Mike might be asked to write a piece for Lakes News. Concern for the growth around the pond was expressed – to be noted in the garden book.

Wellness

A combination of circumstances – bereavement, covid and holidays - had led to the closure of the Wellness centre for several days. This was deemed unfortunate and that steps need to be taken to avoid having to close in future.

Preparations for the AGM on Monday 5th September

The Chair noted how helpful Shareen had been in printing and distributing the paperwork.

The need for a Resolution to propose the amendment of the Constitution at the AGM was noted. After an explanation by Sam Dauncey of the extent of the changes, which had been seen and accepted by Debbie, the resolution was duly proposed by Sam Dauncey and seconded by Joan Russam.

The Notice for the AGM is ready for circulation to all members including the forms for proposals for Office Bearers and Committee Members.

Power Charges

It was noted that help to regulate temperature settings etc was one way to manage power costs. It was noted that the upper floors of Oakley Square are excessively hot and difficult to control and that in general Oakley Square seems to be kept at too high a temperature.

It was recorded how lucky we are to have a very favourable fixed rate for electricity until March 2023. A significant uplift must be expected for next year. The Vice Chair gave a personal view regarding likely cost increases – namely a doubling of current

apartment power costs and a similar uplift in utilities costs included in the service charge.

Reimbursement claim update

Joan Russam reported on progress of Alan Anning's tribunal case and that she would be acting in support of the claim. Anchor have until 12th August to answer the issues raised, with the court hearing later in Havant.

Of particular note was the help given by Emrys Parry in suggesting the best way to present the case by linking it to what is (or is not) in the lease.

The HLRA has declared support for Alan Anning but decided to wait until he got a decision before pursuing a claim on behalf of the other residents

Date of next meeting

The normal meeting on the first Saturday of September is deemed to be too close to the AGM and hence the next meeting would be on Saturday 1st October 2022.

It was also agreed to revert to the 11.00 am starting time.

Any Other Business

Janet McCombie noted that there are several manhole covers which are elevated above ground level and need to be modified. She also noted the poor state of external decoration of her front door – Anchor's responsibility. To be taken up with Anchor management.

Marian Jack raised the issue of cleaning of windowsills – present cleaning contractors will not do it – to be taken up with Anchor management.

Ongoing issues with utility bills – including difficulty/errors with direct debits - were raised by Keith Hall and Brefni Bray and others. Although this has been discussed with Anchor management before, it is getting ridiculous that it has not been rectified. To be taken up AGAIN with Anchor management.

John Bricknell raised the issue of wrong service charge accounting dating back to very early days of Hampshire Lakes. The Committee view that this is not something they can support was made clear by the Chair and the former Chair and that the HLRA were not going to get involved.

Mike Duckworth raised (for the 6th time) the issue of the road markings at the village entrance. No immediate solution offered.

The meeting closed at 11.30

