



Hampshire Lakes Residents' Association

Minutes of Committee Meeting held on 5th August 2023

Present Jenny Hydes - Chair, Francis Walker-Vice Chair, Sam Dauncey - Treasurer, Joan Russam, Janet McCombie, Keith Hall, Brian Branson

1. Apologies for Absence

Apologies had been received from John Paine and Diana Duckworth

2. To approve the minutes of the meeting held on 1st July 2023

Minutes of the last meeting had been circulated to members.

These were approved by the committee and signed by the Chair.

3. Matters Arising

There were no matters arising.

4. Arrangements for Annual General Meeting

The AGM will be held on Monday 11th September at 3pm in the Bistro.

The Chair called for nominations for Officers and Committee Members and noted that John Paine the current Secretary was not seeking re-election.

The Chair advised she would be contacting members who have shown interest in HLRA activities.

5. Report on contact with local management

The Chair reported on discussion with management which included village transport, car parking, tree surgery, hosepipes, leaning lamppost, bridge repairs. The question of who owns the buses and what is replacement policy was raised. The understanding that Anchor had supplied the buses originally but that replacements would have to be funded by the residents was believed to be the current situation. Improved pathway access for supplies to the kitchen is expected to be carried out later in the year.

6. Acoustics Management in the Bistro

Joan Russam reported on the quotes received and circulated for the supply of acoustic panels for the Bistro. It was agreed that we would present the findings to Anchor and request most strongly that they took urgent steps to install such equipment. It was thought that the cost of this improvement to the village should be met from the Sinking Fund.

The Chair thanked Joan for her work on this.

7. Treasurer's Report (SD)

The HLRA has cash assets of £3561.16 and in addition we hold £307.14 on behalf of the Bridge Club. £30 in subs had been received, £262.80 paid for website upgrade and £24.90 for receipt books for volunteer driver scheme.

Sam reported that the accounts had been approved by the examiner.

8. Membership Secretary's Report (DD)

No report.

9. Working Groups

a. Finance Group (FW JR SD)

The Service Charge Accounts for the Year ended 31st March 2023 had been circulated in the last 24 hours. There had been insufficient time to study them: however the Surplus for the year was approx. £10,000 which would be carried forward to next year (23/24 Budget).

It was noted that the Sinking Fund (wrongly reported as Reserves Fund) was standing at £552,000 and the Repairs Fund at £282,442.

b. Bistro and Social activities (JR)

Joan reported on the major meeting held with Mike and the catering staff at which Resident's dissatisfaction with the current offerings had been set out. Mike had made the point that he was locked in to suppliers nominated by Anchor and if they failed to deliver as requested he was not allowed to go elsewhere - hence menu items not available.

Following a meeting with Bishopstoke Park, Joan reported on a plan to use the Bistro facilities on a DIY basis so that Residents could hold informal get togethers, bringing their own food, glasses, cutlery etc and leaving the premises as clean as when they arrived.

It is planned to get this operational in October.

Joan also reported on the corkage arrangements used at Bishopstoke - namely £8 per bottle for still wine and £10 per bottle of sparkling wine. It was noted that for the corkage fee glasses ice, wine buckets etc are included. These rates would also apply to HL.

Joan reported on the recent events - river cruise, caribbean night - which had been voted a success. Several exciting theatre trips are scheduled for the coming months.

c. Gardens (JMcC)

Janet reported on discussions with Debbie and Mike.

Tree surgery had been carried out with some of the wood chipped for use as mulch.

The ride on mower had been damaged after striking a hidden object.

The compost heap had been renovated - a large wasp nest had been discovered and removed.

Improvements to The Cabin (storage shed) were planned.

Some topsoil was being obtained to level up the manhole covers.

Some reeds would be removed from the pond later in the year: the water lillies are flourishing.

Rampant brambles had been trimmed and the paths in the woods further improved.

The deer are increasingly damaging the young trees - especially the magnolias.

Suitable protection is being sourced.

A meeting is scheduled between Mike and Phase 2 residents to discuss matters of common interest.

d. Wellness (KH)

KH reported that the proposal for extended unsupervised opening hours had been rejected by Anchor management. Keith's anger and disappointment at this decision was shared by the Committee - not least for the unsympathetic wording used in the rejection.

KH reported that the Wellness Working Group was NOT working due to Wellness management refusing to accept Resident members on the group. This cannot be accepted.

The operation of the Motomed is unsatisfactory with no permanent setup in place.

Other grievances were voiced and plainly changes must be made.

Residents are making their feelings clear by avoiding classes run by the manager.

e. Power & Energy (FW BB SD)

No report

f. Infrastructure and Buildings

Brian reported latest news on the Condition Survey - it would be done this financial year!

10. Any Other Business

Volunteer Drivers Scheme

Thanks were expressed for the excellent work done by Wendy in Emrys' absence.

The Chair suggested that a Committee "What's App" group be formed.

There was limited enthusiasm for this and no decision taken.

11. Date of Next Meeting: Saturday 2nd September 2023

This concluded the formal meeting and the Chair invited questions and comments from the guest members present.

Patricia Hodge raised the ongoing saga of remedial work.

Marian Jack raised the question of windowsill cleaning for upper floor apartments - to be raised with Anchor

Roger Pearce raised the question of alerting residents when one of their number was taken ill, gone to hospital etc. Residents (most/all ?) have given their permission for such information to be made public - why is this not being done? - to be raised with Anchor

Adrian Hobbs raised the issue of "copper wire switch-off" for the telephone system - what are Anchor doing to prepare? Keith advised that he has already been switched with a new exchange prefix now in use.

Are the potential problems understood by Anchor? - to be raised with Anchor.

The meeting closed at 12.05