

Hampshire Lakes Residents' Association



Minutes – Committee Meeting **Saturday 7th October 2023**

Present: Jenny Hydes (Chair), Jo Taylor (Vice Chair), Roger Pearce (Secretary), Sam Dauncey (Treasurer), Carolyn Hill (Membership Secretary), Janet McCombie, Joan Russam, Diana Duckworth, Keith Hall.

There were 19 Members attending as observers (attendance register attached).

The Chair welcomed those present.

Apologies for Absence

There were none.

To approve the minutes of the meeting held on 2nd September 2023

The minutes had been circulated to all committee members. They were approved unanimously and then signed by the Chair.

Matters Arising

Jo reported that she had submitted a suggested letter to Debbie, which, if completed by residents, would allow reception staff on request to give details about the signatory's medical condition (illness or hospitalisation). This has now been passed to Anchor HQ for their approval. If this specimen letter is approved, Jo will make the information available to all residents. **Action: Await Anchor's Decision.**

Joan referred to her previous report on the possibility of installing acoustic panels in the Bistro to improve the acoustics. Although Anchor had approved the work, they had insisted that a fourth quotation be obtained! This process has now been completed and the project is still on target for completion before Christmas. **Action: Await installation.**

Adrian Hobbs was invited to update the Committee with information regarding the adjoining land owned by Nicolai Fenwick, who has now had his appeal granted in respect of his application to place a fence around both his lakes. From his discussions with Nicolai, it would seem that he has not made any decision as to when, or indeed if, he will be erecting additional fencing but is currently using a digger to flatten the land adjacent to our car park and to clear his ditches up to our boundary.

Janet raised the issue of the recently removed "Hampshire Lakes" purple sign, which had been sited to the East of our main entrance, apparently on land not owned by Anchor. She requested that we approach Debbie to have this sign reinstated against our fence, as this must surely be on our own property. **Action: Raise with Debbie.**

Matters Arising from AGM on 11th September 2023.

Jenny expressed a wish to work with Francis to pursue the target in the approved motion: "Anchor's 3 Villages do not fit easily into the Anchor operational and support structure. We propose that steps are taken to establish where Hampshire Lakes lies within the organisational structure and to establish communication links accordingly."

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Action: Agreed that Jenny will initially pursue this with Francis.

Reports on contact with local management

No meetings had been held with Local Management since the last Committee Meeting due to holidays and hospital appointments. In the meantime, Jenny had seen Debbie for a short while when she was able to raise the issue of staff being on duty with Covid. Apparently, Anchor's policy is that those staff testing positive for Covid may be on duty but **should not interact with residents**.

Jenny also referred to Anchor's "**Stock Condition Surveys**" report, which had been raised at the Annual Review meeting. She informed her that we wished to send a strong response directly to Anchor's CEO expressing our dismay at this report's content. Debbie requested that we send this letter through her, which we have now done.

Treasurer's Report (SD)

Numerous subscriptions have been received. We paid £34.98 for gratuities (bottles) to retiring committee members but our only significant expenditure was £1485.98 towards the cost of the pool table. This leaves the HLRA with assets of £3118.40 at the bank. In addition, we hold £307.14 for the Bridge Club.

Membership Secretary's Report (CH)

Carolyn stated that the collection of this year's subs was going well and that we now had two new members in Oakleigh Square: Karel at 58 and Barbara at 68.

Jenny stated that Vic will provide Welcome and Condolences card for use by Carolyn as appropriate.

Working Parties:

a. Finance

Nothing to report at present.

b. Wellness (KH)

Keith stated that the WP meeting will be arranged shortly, once Debbie is back.

He reported that in September the **Volunteer Drivers Scheme** carried out 18 journeys for Residents, representing a saving for Residents of approximately £167.00. Emrys has now returned from holiday and will take the organisation task back from Wendy, who is to be thanked and congratulated for doing a brilliant job during Emrys absence.

c. Bistro and Social activities (JR)

Joan reported that a meeting with Head Chef Mike had agreed the procedure that any residents, who find food unacceptable, should send it back to the kitchen, Our very first **DIY dining** evening will be held next Saturday 14th October.

The Entertainment Team have arranged the following events:

- Spanish evening this Tuesday 10th lower booking than usual.
- ABBA Voyage bookings oversubscribed despite high costs.

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- Casino night next month
- Christmas shopping planned in Kingston.

The Chair thanked Joan for her quality of pressure on the Bistro and the Entertainment Group for the variety of the social calendar,

d. Maintenance (RP)

Roger introduced this new working party, the main task of which will be to establish the official process to be followed when tasks are requested and to ensure that there is a transparent procedure for updating the reporting residents. It has not met yet in the absence of members and staff.

e. Transport (DD)

Diana outlined her hopes for this new working party, which has yet to meet.

f. Grounds and Gardens (JMcC)

Janet reported that, after a walk round with Mike, she can see that the village green has benefitted from recent fertilizer and has greened up well. The grass everywhere continues to flourish, and Mike has also started to apply spot weed killer on the more formal grassed areas. Mike is planning specific planting to go in this autumn to beautify and fill in some gaps. As ever, he is enthusiastic to add drought resistant plants. He has removed the mildewed leaves from the orchard trees and sprayed against disease and plans to spray again in the hope of having healthier foliage next year. We now have some watering bags to help the newer trees, but they do still need to be filled, which remains a problem in some parts of our gardens. Janet stressed that she would be pleased to hear from anyone who would consider having an outside tap on their properties. Mike has also taken more advice about the bulrushes in the pond. He is waiting for a quote to dredge out the sludge in the pond as bulrushes thrive in shallow water. She fears that the price will be beyond us, but we will have to wait and see. We are starting to see the leaves falling so that will be a big job for October and November, but the long season we have had this year will help to make the coming winter seem shorter! Unfortunately, there is unlikely to be any progress on the new gardeners' hut this year, the lack of which is making their job more difficult.

All Action Plans will be added as an appendix to this meeting's minutes and will also be displayed on our website and in the Activities Room.

Action: Roger & Keith

Any Other Business

The Chair had items of AOB.

- A list of committee meeting dates has been agreed and will be published on both our website and in Lake News. **Action: Keith & Jenny**
- Condolences to Vic on the loss of his wife, Jan, and stated that a letter would be sent to him on behalf of the committee. **Action: Jenny.**
- Concern had been raised about the social areas within Oakleigh Square coming under pressure, often with staff wishes coming ahead of those of residents. She proposed that a small working party be convened to examine this issue.

Proposal Agreed, with Jenny, Joan and Keith forming the membership.

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Diana suggested that Cottons should be open for longer than 3.pm in the week and particularly on Sundays. This would of course mean staffing it. However, were there to be a coffee machine sited in the Garden Room, this would be useful when Cottons was closed. After discussion it was **agreed** that the suggestion would be pursued with Debbie.

Action: Raise with Debbie.

Janet stated that she and other residents were confused about the painting in Phase One. She had asked Nassar whether it was “maintenance” or “snagging”, to which Nassar replied that it was “remedial”! If this is the case, who is paying for the work?

Action: Raise with Debbie.

Date of Next Meeting: **Saturday 4th November 2023.**

The formal meeting was closed at 11.25 and the Chair invited comments or questions from the guest members present.

There were two topics raised:

Patricia stated that she had no paint on her windowsills and wondered when this would be addressed. The Chair advised her to speak to Nasar.

Adrian then queried why the two spare outside lamps, that were previously in a cupboard in Wheelers Lane, should have ended up in a skip at the rear of Oakleigh Square.

Action: Raise with Debbie