

Appendix A to Committee Meeting Minutes of 16.8.25.

Item 4(a)

Meeting with Gaye on 15.7.25.

Present: Gaye (GM), Jenny & Roger(HLRA). **Apologies:** Ann (HLRA)

1. Do you now have a date for the **Repair of the Phase Two Balconies**, affecting the twelve properties outlined last month?

Emma (Gaye's manager) is now involved in expediting this work. It is planned that from 30th July, the three most affected balconies will have their upper flooring lifted for examination to enable the final quote to be submitted.

2. **Reception Re-Design** – Progress update and anticipated date for presentation to the whole village, bearing in mind the wait for Anchor's confirmation that the chosen wallpaper will be fireproof.

Anchor has now confirmed that our choice of wallpaper is fireproof. Gaye has requested an updated "mood" board. When this has been received, she will announce a date on which she will be available to discuss the proposed designs with residents.

3. Has the Maintenance Team now located all the **Garden Benches** (including the memorial one in our Woodland Walk) and will the L-shaped one (on the corner of Hammond Way and Ker Walk) be stained in the same way as the others?

All benches have now been located. The memorial seat is in the "sick bay" awaiting attention, while the L-shaped one will be stained in due course.

4. Has a date been given for the **contract to replace the more severely damaged fences?**

It is intended that **the fence from Walnut Walk to Chestnut Grange will be the first to be replaced/repared** for which a quote is being sought using Anchor's new procedure.

5. Is it possible to **temporarily reduce the amount of grass cutting**, as in this hot weather the lawns have been cut relentlessly to an inch of their life?

The grasscutters have been instructed to only cut under the trees, but not elsewhere. Jenny suggested that next year we could look at the "No Mow in May", which is the voluntary environmental action plan.

6. Do **Maintenance and Gardening Sections liaise on a regular basis**, particularly in respect of the work required around the pond?

Gaye informed us that "action" information is shared on a daily basis between the two groups and that the apparent disruption to the recent maintenance-led action in respect of the pond was caused by the interjection of a resident.

The "pond top-up" was discussed, during which it was considered that this could be solved by purchasing a tank "top-up", for which Gaye will obtain an estimate. It was noted that this action may not be possible during the current hosepipe bans, etc.

7. Gaye was aware that **some residents appeared guilty of rudeness to the Gardening Staff**. She reminded us that residents do not manage the garden. We pay for a service. Should those residents who have agreed to manage a patch of garden experience difficulties, **they must request assistance only through the “Garden Book”**.
8. Mike has undertaken a **Tree Survey** around the village and considers that all appears to be safe.
9. **WATER:** Should we have a **Hosepipe Ban**, Gaye requested that all residents abide by the rules. She will emphasise this point in her next **“General Manager’s Communications”**.
10. Gaye has arranged a **legal talk for all residents at 3.pm.on 29th July**, which she hopes will be well attended.
11. Gaye is finalising the **Financial Statements in respect of the Financial Year ending March 2025** and hopes to present these at the beginning of September.
12. **Pathways:** Gaye is hoping to replace the gravel paths around the raised beds and the boules court with paving stones, which should prove to be a safer cleaner surface.
13. Gaye will be taking a full tour around the village to recommend all areas that require attention for both safety and amelioration.
14. Gaye is hoping to utilise raised beds for **allotment purposes**, as there is now some resident interest in taking this forward.
15. The response to **Anchor’s Downgrading in respect of Damp, Mould, Condensation and Safety** was discussed, during which Gaye explained the action being taken by the organisation.