



Minutes – Business Committee Meeting Saturday 16th August 2025

Present: Jenny Hydes (Chair), Roger Pearce (Secretary), Sam Dauncey (Treasurer), Carolyn Hill (Membership Secretary), Joan Russam, Ann Chelley, Keith Hall, David Allan & Janet McCombie.

As this was a Business Committee Meeting, there were no Members attending as observers.

1. Apologies for Absence

None

2. To approve the minutes of the meeting held on 5th July 2025

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

3. Matters Arising

a. Bishopstoke Park Croquet Match

The visit to Bishopstoke Park took place on Friday 8th August and was enjoyed by all attendees (despite our team losing 3-1). It had proved to be a very useful exchange of ideas. The possibility of a return visit to Hampshire Lakes in the Spring for Bridge or Carpet Bowls was discussed. The wearing of badges by our members for that occasion was agreed.

Jenny will send an invitation in due course

b. Response from our communication with Anchor's Senior Management re downgrade imposed by the Regulator of Social Housing (RSH)

Jenny was pleased to report that she had received a response (by return email) from the Director of Housing addressing the issues raised. This email has been circulated to all committee members. We will, however, continue to keep the pressure on Anchor to resolve the issues outstanding at Hampshire Lakes, particularly with reference to compliance/governance/management.

Action: After the AGM we will conduct a survey of our residents to ascertain their problems.

4. Reports on contact with local management

a. Meeting with Gaye on 5.7.25 (Roger)

Roger presented the report from this meeting which dealt with outstanding matters raised at the June committee meeting.

The notes from this meeting are attached to these minutes as Appendix A.



Janet expressed delight that a temporary repair to the fence beside her apartment had been achieved pending the contract for the replacement of the whole fence.

Concern was expressed that the most visible bench (situated by the T junction opposite Oakleigh Square) was still awaiting oiling/painting.

Action: Speak to Gaye re this outstanding bench.

5. Treasurer's Report (Sam)

The accounts for the year ending 30 June 2025 have been inspected and agreed by our examiner Paul Sudell. These will be produced at the AGM.

6. Membership Secretary's Report (Carolyn)

To lighten Carolyn's role and to simplify the whole process, it was agreed that from this year **members will be requested to pay their subs only by BACS or cash.** Jenny will assist Carolyn to design a flyer for distribution prior to the AGM. A new form of receipt/membership card has been designed for issue to paid up members.

Action: Preparation of a flyer and membership cards to be undertaken by Carolyn with Jenny's assistance

7. DRAFT Reports from Working Parties and Action Plans:

The **draft reports for the AGM** were presented by each lead member in turn and suggestions discussed concerning their content. These reports will be amended where appropriate in preparation for the AGM.

In relation to the **re-design of the Reception area**, it was felt that this needs to be expedited, so as to achieve the actual work being completed in this current financial year. In relation to the **re-design of the Bistro**, again we would wish to see an agreed design and an action plan prepared, again by the end of this financial year.

Action: Jenny will prepare a motion to the AGM concerning these issues.

Action: Discuss with Gaye a new Bistro re-design plan produced by Keith.

In relation to **Finance-Utilities**, it was agreed that we needed a co-opted member to continue the valuable work undertaken by Francis regarding the *apparent unfair distribution* of charges in relation to the communal areas. Jenny thanked Sam for offering to be involved in this "Finance" work although he felt unable to take the lead.

Action: Advertise for a co-opted member to continue the Finance-Utilities work undertaken by Francis

In relation to the **provision of Village Transport** it was agreed that we should request the acquisition of a more comfortable and serviceable vehicle to meet the needs of the village as a matter of urgency.

Action: Ann, with Jenny's assistance, will prepare a motion for the AGM covering this issue

Hampshire Lakes Residents' Association



8. AGM to be held at 3.pm on Monday 8th September in the Bistro

- a. It was agreed that **Roger (Secretary) would chair the AGM** (as he did last year).
- b. **The proposals for officers and members for the 2025/26 committee** are due to be returned by Friday 22nd August, after which a decision will be taken as to whether an election will be required. **It was noted that it was a requirement that each year at the AGM a motion must be made concerning the size of the forthcoming committee.**
- c. Roger reported that **Letter 1 (formal notice of the AGM) had been circulated from 7.8.25** and that **Letter 2 (containing the agenda and details of the proposed committee officers/members, etc.) will be circulated after 22.8.25)**
- d. **Logistical Arrangements for the actual day** were discussed. It was decided that the meeting layout will this year have the committee table backing on the veranda doors closest to the kitchen, as this will provide the widest seating area. The sound system will be used, with particular attention paid to the positioning of the loudspeaker. This will be tested prior to the event by Jenny, Keith and Roger. The senior HL management will be present at the meeting and will be requested to assist should an election be required.
- e. **Two committee motions** will be prepared as outlined in para.7 above.

9. Any Other Business

a. Village Family Day

This was generally felt to be a success, bringing the whole village together for a very happy community event, for which thanks have already been sent to Gaye for all her staff, who were in any way involved. There were, however, some issues that could warrant discussion with Gaye.

Action: Speak to Gaye regarding any issues raised in relation to the Village Family Day.

b. Charges for defective Anchorcall necklace Device

The meeting was shocked to discover that Janet had been charged £97 for the **replacement** of a defective button on her Anchor call necklace device, which had only been found to be defective during regular testing by Nigel.

Action: Speak to Gaye about this issue as it was thought to be covered by the service charge.

10. Selection of third member to meet Gaye for this month's meeting.

Keith volunteered for this role.

11. Date of Next Meeting: Saturday 4th October 2025.

_____ Secretary

_____ Chair