

# Hampshire Lakes Residents' Association



## DRAFT Minutes – Committee Meeting

Saturday 7<sup>th</sup> March 2026

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

There were **20** Members attending as observers, the details of whom are attached to these minutes.

### **1. Apologies for Absence**

Jenny Hydes

### **2. To approve the minutes of the meeting held on 7<sup>th</sup> February 2026**

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

### **3. Matters Arising:**

#### **a. Sinking Fund Interest (Roger Pearce)**

Jenny has confirmed with Gaye that the interest on the sinking fund is credited to the service charge. This year it was approximately £11,000.

Residents may or may not consider this good practice, but the money stays within the estate and therefore it is a legitimate practice. As Anchor operates this policy across all of its properties, I think we must accept it. .

### **4. Reports on contact with local management**

#### **a. Meeting with Gaye on 19.2.26 (Roger Pearce)**

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

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

### **5. Treasurer's Report (Sam)**

Nothing to report. We still have £3491.02 in the bank, plus the £377.14 we hold for the Bridge club.



## 6. Membership Secretary's Report (Carolyn)

Basically, I thought that I would have had nothing to report this month. However, only yesterday I was notified that a lady called Muriel Clayton had just moved in that day to 43 Oakleigh Square. This enabled us to give her a special welcome at Happy Hour. Today, Valerie Kerslake has moved into 64 Oakleigh Square (she is the mother of Caroline Kerslake at 7 Pine Bank).

## 7. Working Parties and Action Plans:

### a. Redesign of Bistro - First Stage: Sound (Roger Pullen)

The sound system is now fully operational and has been used to good effect.

I have added Alexa to the system so the Bistro staff can play music as previously.

We are currently on a 30-day free period. Gaye says she will pay for a new account after the 30 days has expired. Cost is about £4.99 a month.

### b. Finance - Wellness Centre Income (Joan)

A meeting of the Wellness Income working group (Jo Taylor, Emrys Parry, Jenny and me) took place this week with Alex Deller, who is Gaye's line manager. Gaye was also present. There was open frank discussion with the views of both sides well expressed. There was a positive climate in the meeting, and we took care to listen. Anchor's position remains, as there was no new suggestion about the wellness income and therefore the income of 80% of the Wellness External members' fees will continue to be taken by Anchor, *even though we pay all the costs*. Our submission to the Housing ombudsman will now be summited. This decision was shared with the meeting. Anchor's view is that the income is justified because it is used to contribute to the ongoing deficit incurred by the restaurant. Alex suggested we form a working group with him and Gaye to consider ways to reduce the deficit. The first meeting will be in April.

Following this report, a discussion was held as to whether we should proceed to the Ombudsman stage. Joan laid out the various outcomes that could arise were we to follow this course.

After a short question and answer session, **Roger Pearce proposed that "We proceed to the Ombudsman Stage and authorise Joan to submit the relevant paperwork"**. Ann Chelley then **seconded this proposal, which was supported unanimously by the whole committee.**

**Action:** (a) Joan to submit the relevant file to the Ombudsman.

(b) The Wellness Income working group to join Alex and Gaye to consider ways to reduce the deficit incurred by the Bistro.

# Hampshire Lakes Residents' Association



## c. Wellness (Keith)

**Steam Room.** After several complaints to the service company, at last the correct replacement spare part has arrived from Finland and is due to be installed next Monday.

**Wellness Timetable.** Over the next couple of months there will be some subtle changes to the Gym timetable.

Rob, our new fitness instructor will be taking over the Healthy Heart class, and a new Mindfulness class will be introduced on Tuesday mornings.

The major good news is that Anchor have agreed to send Annemarie on a Senior Pilates course with the intention that in a couple of months a true Pilates class will be added to the timetable.

## d. Maintenance (Roger Pearce)

### (i) General

As the submission for the Phase Two Balconies etc, only went before Anchor's management Board on Tuesday, we have no updated information, but have fingers crossed for when Gaye returns from holiday on 16<sup>th</sup> March.

There is also no news on the repair to our boiler. Janet informed the meeting that she had written to Jo Longfellow, the author of the relevant section 20 letter, but had not received any response from Gaye, to whom the former had forwarded her communication.

**Action: Speak to Gaye re Janet's letter and continue to monitor progress.**

### (ii) Parking

Although we had no warning of Gaye's embargo on number plate signs in parking places, which appeared in the GM's communications of 25<sup>th</sup> February, I telephoned her that afternoon and pointed out that to remove these from Wheelers Lane and Ker Walk would leave the parking places vulnerable to visitors and trade vehicles. She accepted that this could be a problem and agreed to source some more "Residents Only" parking notices. I contacted her again the following day and requested a stay of execution for their removal, until such time as the new signs were in place. I also promised to prepare a plan over that weekend showing the suggested positioning of these new signs. I completed this by the following Monday morning indicating one sign per three/four cars. This was accepted by Gaye, who had already received the new signs. She also stated that no action would be taken re our number plates until her return from holiday .

**Action: Speak to Gaye concerning the provision of "disabled bays" on the western side of the village.**



## e. Bistro and Social Activities (Joan)

### Bistro

Nothing to report

### Social

The visit to Abba was a huge success as expected.

We have received good half-price tickets for the Chichester Festival; This year's musical is "My Fair Lady" which is almost sold out in two days!

We are looking forward to a Casino Night on the 26<sup>th</sup> March.

## f. Transport (Ann Chelley)

### Acquisition of New Minibus

Very little to say this month, but we have been assured that our new minibus will arrive on time.

## g. Grounds and Garden (David)

March is known to be windy. Remember the old rhyme about March winds and April showers? Well, these days, the May flowers are likely to be opening a month early, but the winds and rains you can still count on – and the sharp frost can still catch you out. But, the sun often shines this month, spring bulbs are starting to come out in force, and you can almost see the new gardening season gathering steam daily. But by keeping on top of it all in early Spring, the rest of the gardening year runs like clockwork. This is not the month for gardeners taking a holiday!

Rhododendrons and Azaleas have been planted around the pond to provide both colour and stability for the surrounding banks.

### There is concern:

(i) as to how HLRA's donation of £500 towards new plants has been used, as no receipts have yet been received by our Treasurer, and

(ii) as to how the new Pergola was funded.

Janet raised the issue of the management of the area blighted by the molehills, which David will discuss with Mike.

**Action: Speak to Gaye re the concerns at (i) and (ii) above.**



## **h. Less Able Residents (Ann Hill)**

At this point the Chair thanked Ann for taking on this important role, as she was pleased that this subject is now a separate item on our agenda.

### **Electric Scooters and Walkers in the Bistro**

Two members of the Cheerful Chat Group, which takes place in the Garden Room on Saturdays, and who are users of Electric Scooters and Walkers, asked if they could have clarification on whether they could take their aids into the Bistro, and, if so, where they could be parked. Jenny, Ann and Roger Pearce had their usual monthly meeting with Gaye on the 19<sup>th</sup> February, and the result of the discussion on this subject (shown at Appendix A, item 9) was relayed by Roger to the Group on the 21<sup>st</sup> February. He then took questions from the Group who appeared to be satisfied with the result so far

## **8. Any Other Business:**

None

The meeting closed at 11.46.am, when Ann invited non committee members to raise any concerns:

- (a) Yvonne Conway asked when we thought that the permission for AC units would be given. Roger Pearce responded that it could be quite soon, and it was suggested that she might in the meantime be sourcing the relevant application paperwork and paying the £60 fee.

The meeting closed at 11.49.am.

## **9. Date of Next Meeting:**

**Saturday 7<sup>th</sup> April 2026** at 10.30.am in the Library.

**Note: This is the 2<sup>nd</sup> Saturday in month.**

\_\_\_\_\_ Secretary

\_\_\_\_\_ Chair