



Minutes – Committee Meeting Saturday 7th February 2026

Present: Jenny Hydes (Chair), Ann Chelley (Vice 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 **19** Members attending as observers, the details of whom are attached to these minutes.

1. Apologies for Absence

None

2. To approve the minutes of the meeting held on 10th January 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

Jenny has written to Gaye, but no response has been received to date.

b. Welcoming New Residents

On Thursday 29th January a Welcoming Tea Party was held in the Library, which was attended by **7** new residents and **10** committee members.

4. Reports on contact with local management

a. Meeting with Gaye on 20.1.26 (Roger Pearce)

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

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

Re item 2: Joan produced a document from Anchor dated **4th November 2020** which answered questions sent by residents following the presentation of Model 3. She quoted from **Question 7a:** Please would you confirm that **AH will be taking over all costs** associated with the restaurant including all furnishings, decorations and capital improvements in both the kitchen restaurant and bar?

Answer: *Yes, this is the case for all internal furnishing and operational replacement.*



The extract from this document is attached to these minutes as **Appendix B**.

Action: Speak to Gaye to ensure that she is aware of this confirmation by Anchor Hanover.

Re item 4: Janet wished to know who changed the second page from “replace” to “repair”?

Action: While Janet will probably write to Gaye herself, we will raise this with her at our next meeting.

Re item 6: Janet queried why the new fence does not appear to have rustic horizontal bars and, if it is not too late, may these be ordered with this feature?

Action: Speak to Gaye re this issue of fencing type

Re item 8: A discussion was held regarding “when is a tap not a tap?” as some residents were being charged for new “cartridges”, while others were not! What is the definition of a “tap”?

Action: Speak to Gaye to clarify this anomaly, as surely a tap is a tap!

5. Treasurer’s Report (Sam)

Since the last report we've spent £42 for the new residents' "tea & cakes", but subscriptions from new members have raised our balance to £3491.02.

6. Membership Secretary’s Report (Carolyn)

I can report that we have 6 new members join us this month i.e. 4 Members and 2 Associate members. We have a total of 92 paid up members and 15 associate members. One more apartment has been sold, but the lady is not moving in for a few weeks.

7. Working Parties and Action Plans:

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

The planned installation (on 30th January) didn't happen, as the Bistro had been double booked and therefore we had to cancel. I have now arranged for Soundservices to come in next Tuesday 10th February to complete the installation in the presence of Keith and myself. I have asked Gaye to circulate a note to ensure that all staff are aware that this is happening.!

b. Finance - Wellness Centre Income (Joan)

The application to the Housing Ombudsman is ready to go, but, following a request from the committee, Anchor has been invited to attend a final meeting with the working group to attempt a resolution to the “Wellness Income” issue. The meeting has been arranged for 3rd March. This meeting will be attended by Emrys Parry, Jo Taylor, Jenny and herself.



Anchor will be represented by Gaye and Alex, her immediate manager. Sadly, apart from Gaye, there are no Anchor staff remaining in the organisation who were present at the previous meeting on 20th November 2020.

c. Wellness (Keith)

We are still waiting for the replacement part for the Steam Room - Annemarie has chased it every week.

From 23rd February there will be a new Gym programme of classes. The new list is available on the website and in the Wellness Centre.

The Men's 2025 Pool League Final was held yesterday between Brian Branson and Emrys Parry. Emrys won 2:0. The 2026 Pool League will be announced in a few weeks.

Any new arrivals, who have not yet taken advantage of our excellent Wellness facilities, could perhaps book a one-to-one session, so that their personal fitness level can be assessed and receive expert guidance on how to maintain a good level of fitness.

d. Maintenance (Roger)

The work on the phase one Balcony is almost complete and, from the photographs shown to me by Trevor, it looks as if a great job has been done. The surveying team inspected the phase two balconies last week (on 30.2.26), the result of which is awaited.

The corrected version of the Section 20 letter, concerning the repairs to our boiler, was sent to all residents. We now hope that this will be attended to ***without any further delay!***

Action: Continue to monitor progress.

e. Bistro and Social Activities (Joan)

Bistro

I am pleased to report an improvement in the quality of food served in the restaurant. Recent a la carte meals have been very good and the special musical evening diners were most complimentary about the food.

Social

The musical evening with Adam & Corrine singing was a huge success, great music and excellent food and was very well supported.

f. Transport (Ann Chelley)

Acquisition of New Minibus

Some modifications have been added to the specification, such as the addition of a rear-view camera etc. so the contract has still not been signed. However, Gaye is confident that we will have our new minibus before the summer.

Hampshire Lakes Residents' Association



g. Grounds and Garden (David)

February brings the thaw, or at least the rumour of it anyway. Either way, it's nearly always wet but the first signs of Spring are showing, if you don't mind going out to look for them. The effect this month is subtle rather than startling, with first bulbs and early flowers making a cautious debut. February finds gardeners desperately looking for something to do. Once Spring arrives everything will need doing at once, so they need to make the most of their last chance to finish winter work and push ahead with everything they can.

The replanting of the pond started this week to ensure that there will be a brightness of colour and stability for the surrounding soft earth. Despite the inclement weather, the pond should not flood. The ditches are flowing well. The unwelcome "stream" across Hammond Way, between the entrance and the bridge, has been tackled by the maintenance team who have now cleared the blockage in the adjacent drain.

The replacement of the boundary fence will begin as soon as possible.

8. Any Other Business:

(a) Jenny drew attention to the part of the HLRA Website that lists "Local Tradesmen", which she said was underused and requested that all residents, who have found local services to be of a good standard, to ensure that these are recorded via Keith.

(b) Keith pointed out that the most used link on the website was that which connected to **Oakley Health Centre's Anima Form**. As this had saved much time for our residents, he encouraged all to use it when contacting the local GP Surgery.

The meeting closed at 11.18.am, when Jenny invited non committee members to raise any concerns:

None raised.

The meeting closed at 11.20.am.

9. Date of Next Meeting:

Saturday 7th March 2026 at 10.30.am in the Library.

_____ Secretary

_____ Chair