



## Minutes – Committee Meeting Saturday 4<sup>th</sup> July 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 (11/11).

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 6<sup>th</sup> June 2026**

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

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

#### **a. Use of the Bistro and Bar by Outside Bodies (Jenny)**

Jenny informed the meeting that following the endorsement of our previous decisions, she sent a letter to Alex, emphasizing our continued concerns. However, as the response did not cover all the items raised, particularly in relation to the hiring out of the bar to outsiders, it was agreed to hold a meeting between Gaye, Alex, Jenny and Emrys to reach a full understanding of the relevant points. This was originally scheduled for 6<sup>th</sup> July, but, as not all participants would be available, a new date will be scheduled.

Jenny then produced the **letter addressed to all residents from Gaye (dated 3.7.26)** which sought to communicate the **key concerns raised by the HLRA with regards to external visitors to the Village.**

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

#### **a. Meeting with Gaye on 1.7.26 (Roger Pearce)**

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.**



## 5. Treasurer's Report (Sam)

Our financial year ended last Tuesday (30 June). I shall be passing the accounts to Paul Sudell for inspection very soon, so that I can offer them formally to you at the AGM.

Assuming he finds no significant errors, they will show that we are now worth some £400 less than we were a year ago. The three almost equal big expenditures were buying plants, subsidising the Xmas party and the website (hosting and use of Wordpress). **If we are to repeat gifts to the Village like plant-buying, we will have to increase the HLRA subscription from £15 to at least £20 for 2027/2028.** It would need to be about £22.50 to match inflation (from £15 over 10 years). Note that even if the membership was as high as 100, a £5 increase corresponds to only £500 extra income. By the way, in my view, such gifts (plants) should be covered by the Service Charge, not the HLRA.

Our assets at the end of the month were £2866.34.

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

There are no new residents to report this month. And all the previous ones seem to be settling in despite the heat and the excitement of all the recent celebrations.

I would like to ask Roger if I could arrange a meeting with him in the next two or three weeks to sort out some ideas for collecting the annual membership subscriptions. Flyers and lists etc. Sam indicated that he would prefer **members to pay their subs through the Bank Transfer system**, but Cheques and Cash are equally welcome.

**Action: (1) Jenny to discuss with Carolyn the proportion of residents who are currently members of HLRA;**

**(2) Roger to discuss subs collection plan with Carolyn**

## 7. Working Parties and Action Plans:

### a. Redesign of Bistro (Keith)

The **diagrams for the Bistro Redesign have been updated** following the recent meeting with Gaye and Trevor. In principle everything has been agreed with the following amendments:

- The external door adjacent to the new bar will be blocked and not removed as previously planned, shelving will be installed in front of the blocked door.
- The positions of the new "In" and "Out" doors from the kitchen have been adjusted to enable a storage area on the kitchen side of the new doors.
- The fireplace, adjacent cupboards and shelving to be removed and the area made good, with additional sound proofing material on the wall.
- The contractor has recommended new flooring throughout the Bistro as it would be too difficult to match the current flooring.

The contractor, Baker Newman will be tasked to provide a formal quote in the next few weeks.

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## **The following Phases for the project were agreed:**

Phase 1. Bistro area, outline estimate without changes to Kitchen equipment = £50,000.

Phase 2. Review of furniture when Phase 1 completed.

Phase 3. Review/consider plans for a conservatory extension.

AND -hot off the press, AC will now be included.

Once the redesign quote has been received a new meeting will be scheduled.

Joan reminded the meeting that, under previous discussions, Anchor should be asked to pay some of the cost.

## **b. Finance**

### **(i) Wellness Centre Income (Joan)**

Just to remind you, although residents pay for the entire costs of the Wellness centre via the service charge, 80% of the income from non- resident members is retained by Anchor.

We sent our submission objecting to this, to the ombudsman on 23 March and still have no response. Joan spoke to a manager on the phone this week and was informed that as yet we have not been allocated a case worker, and the submission has not been read. The working group will meet shortly to consider other options.

## **c. Wellness (Keith)**

The main doors into the **Ladies and Gents changing rooms** will be fitted with an automatic opening device similar to the library. The GM has now obtained a formal quote of £7,500 to change both doors, which, if approved by the Committee, will be paid from the Sinking Fund, authorised by the GM. **The Committee unanimously agreed this proposal.**

**Action: Roger to inform Gaye of our decision to accept this quote.**

## **d. Maintenance (Roger Pearce)**

**(i) General:** Appendix A gives the update re the Phase Two Balcony repairs, Phase One windows, Cyclical Refurbishment and the back-up boiler.

**(ii) Parking:** Appendix A also gives an update on the attempt at controlling the behaviour of delivery vehicles visiting the Village.

**Jenny reminded the meeting that residents with problems should not approach staff off-hand but must go to Reception and put their request in the appropriate book.**

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## e. Bistro and Social Activities (Joan)

### Bistro

The food for the 10<sup>th</sup> Anniversary Gala dinner was superb and the restaurant staff were congratulated.

The midday picnic was a great idea (thanks Gaye) and was very well received by everyone.

### Social

The 10<sup>th</sup> Anniversary was a huge success the whole day flowed seamlessly, and everyone enjoyed it. Thanks to all the staff and residents who contributed. Special thanks also to Keith who managed to produce a great video (on the website) without actually being there!

We look forward to Pizza in the park on the 16<sup>th</sup> July and the Thames river cruise on the 23<sup>rd</sup> July.

## f. Transport (Ann Chelley)

### Acquisition of New Minibus

There is no further news.

## g. Grounds and Garden (David)

July is peak flowering time for most gardens (Hampshire lakes are no Different).

Our Gardens are a paint box of summer perennials, bedding plants are blooming fit to bust, and containers and hanging baskets are in full swing. Annuals and perennials are out in force before summer heat and drought blunt the show,

Call to arms reference **Hose Pipes:**

7 hoses are complete fits on walls.

4 hoses are on reels awaiting fit to walls

Hose to be fitted to kitchen for the use on the village green

All attachments to remain in situ.

## h. Less Able Residents (Ann Hill)

I sent a brief note to Gaye after some vulnerable residents spoke about their concern that the **Anchor Call Button was out of action** since the lightning strike. I didn't receive a reply but, on the 19th June, a temporary call system was provided for all residents.

## 8. AGM 2026

In view of the Chair's and Secretary's holidays and the need to manage the proposals for committee member and suggested motions, **it was agreed that this will be held in the Bistro at 3.pm on Monday 21<sup>st</sup> September 2026** and that **all Anchors HL Senior Managers be invited to attend**. The relevant information and paperwork for this will be issued in due course.

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**Action:** Roger to send formal invitation to Gaye and her Senior Managers and to prepare the relevant information and paperwork.

## 9. Any Other Business:

None

The meeting closed at **11.27.am** when Jenny invited non committee members to raise any concerns:

- (a) Diane Duckworth queried why the raffle tickets for that afternoon's Summer Raffle were being sold for cash, when we are not allowed to pay cash to Reception for events, etc. We should request the same exemption for our Xmas Raffle, or it will look like one rule for the management and another for the residents.
- (b) Joan explained how the "no cash" rule had made the process of bookings for HLE events so much more laborious, particularly for her and Jo!

**Action:** Speak to Gaye concerning the "no cash" rule, particularly in relation to raffles.

The meeting closed at **11.32.am**.

## 10. Date of Next Meeting:

**Saturday 1<sup>st</sup> August 2026 at 10.30.am in the Library, which will be a Business Meeting for Committee Members only.**

Keith gave apologies for his absence at this meeting

\_\_\_\_\_ Secretary

\_\_\_\_\_ Chair