

Hampshire Lakes Residents' Association



Minutes – Business Committee Meeting

Saturday 1st August 2026

Present: Jenny Hydes (Chair), Ann Chelley (Vice Chair), Roger Pearce (Secretary), Sam Dauncey (Treasurer), Carolyn Hill (Membership Secretary), David Allan, Ann Hill, Roger Pullen & Joan Russam (9/11)

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

1. Apologies for Absence

Keith Hall & Janet McCombie,

2. To approve the minutes of the meeting held on 4th July 2026

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

3. Matters Arising

None

4. Reports on contact with local management

a. Meeting with Gaye on 23.7.26 (Roger)

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

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

Action: Inform Gaye that Committee agreed to the water feature mentioned in para. 16.

b. Meeting of Jenny and Emrys with Alex and Gaye on 24.7.26 (Jenny)

Jenny explained that she had requested this meeting with Gaye and Alex (Gaye's immediate manager), with a view to drawing a line under the whole "British Legion" saga. Gaye admitted that she had been wrong to hire out our Bistro to an outside organization and gave assurances that this would never happen again. She also noted the restrictions placed on our premises in relation to the Liquor Licensing laws. It was agreed that the **GM should work with the HLRA for the benefit of all residents**, which is actually covered in her job description. Both parties accepted that their principal aim was to safeguard our leaseholders' rights

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5. Treasurer's Report (Sam)

The accounts for the year ending 30 June 2026 have been inspected and agreed by our examiner Paul Sudell. These will be produced at the AGM.

In view of inflationary costs and possible commitments in the future, Sam asked the committee to consider raising the membership fee with effect from September 2027.

This was agreed unanimously by the committee and an increase to £20 a year will be put as a motion to the membership at the AGM.

Action: Motion to be placed before the AGM and a note prepared to show the benefits of membership.

6. Membership Secretary's Report (Carolyn)

We now have another new Resident for No 74 Oakleigh Square. Mrs Mary (Maggie) May but, like Joan Morrison at No 37 she is not moving in until refurbishments are carried out. So basically, only one change to my figures for last month.

Vacant properties now 5.

Total residents 127

Full Members. 97

Assoc members. 12

Non-members. 17

Vacant properties. 5

7. Working Parties and Action Plans:

a. Redesign of Bistro (Keith)

There has been no change since our July meeting. Still waiting for the formal quote and room diagram.

b. Finance

(i) Wellness Centre Income (Joan)

Nothing further to report at this stage.

c. Wellness (Keith)

The automatic doors to the changing rooms are being installed between Tuesday 11th August and Thursday 13th August.

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.



In addition to the matters reported at 4(a), the maintenance team has fitted the electrical wiring within the two wellness changing rooms to enable the new doors to be fitted and Bruce has been readjusting the interior and external lights around our apartment blocks.

It should be noted that Ron Napper has been working in parallel to us concerning latent defects within Phase Two. Following his receipt of unsatisfactory responses from Anchor, his complaints have now been referred to the Ombudsman who has appointed a case worker. He will keep us updated on the result of this referral.

Action: Speak to Gaye re “paint splitting” on a number of properties in Phase One.

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

e. Bistro and Social Activities (Joan)

Bistro

Following discussion concerning recent events, it was agreed that Jenny should write to Gaye about why, when it was suggested by us that the Bistro could provide desserts for the Pizza evening, this was refused. She also stated that we are alarmed by the number of Saturdays the Bistro is closed.

Social

Nothing to report.

Action: (a) Jenny to write to Gaye as shown above;

(b) Meeting agreed to remove the “Social” item from future agendas following the AGM, as the HLE is not affiliated to the HLRA.

f. Transport (Ann Chelley)

Acquisition of New Minibus

There is no further news.

g. Grounds and Garden (David)

When the growing gets tough, the tough get going and that's exactly what happens to your Summer flowers. Once the weather turns hot and sunny, a lot of the regulars come to an early end, especially if they are a tad short of water at the roots and you don't need me to remind you that August is the season of holidays and hosepipe bans. But by bulking the borders to withstand the heat, you can see your garden safely through the difficult season and make a smooth transition into Autumn. August is the culmination of months of effort. What's more, dry weather means there's little or no lawnmowing to do and weeding and edge clipping are at a seasonal ebb, so you can sit back and enjoy the gardens. Make the most of the summer

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weather. Look out for the butterflies and other sorts of wildlife, even hummingbird hawk moths in a hot summer and, if you fancy a change of scenery, it's a great time to go garden visiting.

h. Less Able Residents (Ann Hill)

Nothing to report this month.

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.**

8. AGM to be held at 3.pm on Monday 21st September in the Bistro

- a.** It was agreed that **Roger (Secretary) would chair the AGM** (as he did last year).
- b. Committee Membership 2026/27** (i.e. Leavers and Potential Joiners).
Jenny and Joan gave notice of their intentions to leave the committee after many years of valued service.
All other members present indicated that they were willing to remain on the committee, subject to being nominated.
- c.** Roger reported that **Letter 1 (formal notice of the AGM) was due to be circulated from tomorrow** and that **Letter 2 (containing the agenda and details of the proposed committee officers/members, etc.) will be circulated after 24.8.26**. This year's Letter 2 will have a note attached concerning the payment of the 2026/27 subscriptions (prepared by Carolyn with help from other committee members). Roger requested assistance to distribute these by hand over the remainder of this weekend in relation to Letter 1 and after 24.8.26 in relation to Letter 2. Carolyn, Ann C and Ann H volunteered to undertake this task in relation to Letter 1.
- d. The proposals for officers and members for the 2026/27 committee** are due to be returned by Sunday 23rd 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.** It was agreed that this motion will await the outcome of the number of nominations when a decision on the size of the committee will be taken after circulating this information via our HLRA "WhatsApp".
- e.** It was requested that the **Final Annual Reports** from Chair, Treasurer, Membership Secretary and all Working Party lead members be sent to Roger by 13.9.26.
- f. Logistical Arrangements for the actual day** were discussed.
It was decided that **the meeting layout** will again this year have the committee table backing on the veranda doors closest to the kitchen, as this will provide the widest seating area.

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The **sound system** will be used and tested prior to the event by Keith and both Rogers.

Elections: The senior HL management will be present at the meeting and have agreed to assist with staff, should an election be required.

Ann C agreed to take **notes of additional matters** in the absence of Roger, who will be chairing the meeting.

Attendance lists will be prepared by Carolyn with the assistance of Roger.

g. Motions will be prepared in relation to:

Acceptance of the Accounts; Agreement to employ Paul Suddel as our Examiner;
Subscriptions for 2026/27; Size of the Committee.

9. Any Other Business

a. Section 20 Notice re new Warden Call System

Following a discussion on this subject, it was agreed that, subject to Jo Taylor's agreement, an excellent draft prepared by her could form the basis of the HLRA response.

Action: (a) Jenny to discuss this matter with Jo;

(b) Gaye to be asked on the progress of Anchor's insurance claim in relation to the lightning strike that destroyed the old Anchor-call system.

The meeting closed at 12.45.pm

10. Dates of Next Meetings:

Saturday 26th September 2026 (Business Meeting Committee Members Only).

Saturday 3rd October 2026 (All members welcome)

Secretary

Chair