



AGM

Tuesday 23rd April 2019

Present

Apologies

Directors:

Stuart McCulloch
Wendy McCulloch
Juliette Owens
Jonathan Cook
Sally Denny-Morley

Alex Escudero
Matt Dagworthy

Non-Director Board Members:

Peter Tse
Kathy Kent

Accountant:

Andrew Long - Maven Accountants

Members:

Reg Kent
Nigel Richardson
Karen Foreman
Paul Collings
Rachel and Ben Johnson
Lynda and Richard Gasson
Pat Axford
H. John Balsen
Claire Hughes
Susan Lines
Murielle Williams
N Yeo
R Hayward

Gillian Jefferies

1) New Director's Ratification

The current Directors were each willing to stand for another year and were individually re-elected. One exception was Matt Dagworthy who has resigned from the position of Membership Director to which he had been co-oped during the year. Sally Denny-Morley was elected to the position of Membership Director.

2) Introduction

Stuart McCulloch as Chairperson welcomed the members to the meeting.

3) Financial Position and 2018 Management Accounts

The members attending were given a financial handout showing the accounts for 2018. Andrew Long gave an overview of the current financial position which he considers to be good.

4) The Estate

Stuart on behalf of the Estate Director Alex Escudero explained the work that had been carried out on the Estate during 2018.

5) The Flats

Juliette Owens gave a summary of the jobs carried out on the three blocks of flats in 2018.

6) The Future

Stuart told the meeting there were no large projects planned for 2019. The Management Company Board aimed to continue giving a good service which is also good value for the service charges paid.

7) Questions

Question - Could the grass be cleared by the gardener after cutting the grass area behind Borden Way flats. Or alternatively could the grassed area be hard landscaped.

Answer - The gardener will be asked to tidy up the cut grass. Plus we will look at getting a quote for hard landscaping.

Question - There is a broken fence panel behind the bin store at the back of Borden Way flats. Please could it be repaired.

Answer - The Estate Director will look at getting this repaired.

Question - The area of grass outside of Authie Green. There are issues with the frequency of the grass cutting by TVBC and that the grass is in a poor condition. The grass has only been cut once this year, it is rough and full of weeds, the laying of the Virgin cable has not helped. Children play on the grass kicking balls at the hedges which are now showing considerable damage. One member has had a ball kicked at her window and she has spoken to the children concerned on numerous occasions. A newly planted tree was used as a goal but is now gone due to the damage.

Answer - TVBC are due to cut the grass on various areas on the estate 16 times a year. To date they have only visited once this year. The Management Company will look at treating the grass and ask the gardener for a costing to do extra cutting of the TVBC areas.

Question - A group of children on bicycles were playing in the car park in front of Chilcott Court flats. A resident of the flats asked if the metal fence could be extended to the other side of the bin store.

Answer - The Board will look into the implications and cost of this.

Question - A member said that some of the Red Robin shrubs on the estate are dying.

Answer - the gardener will be asked to check on these.

Question - Some fencing in Fulford Way has not been replaced.

Answer - The Estate Director will look into this. He is drawing up a maintenance plan for 2019 in an aim to be more transparent.

Question - The intercom system was not changed when the new doors were installed at Borden Way flats. The Postman sometimes has difficulty getting in using the trade button. Suggestion from resident maybe installing a single letterbox.

Answer - The intercom systems are ageing. There are still issues despite the electrician looking at them on several occasions. The cost of replacing them is quite expensive but the Flats Director will look into it and the implications regarding a single letter box.

Question - The Freeview communal aerial in the flats a resident has been informed by Sky that it does not belong to Sky. To access Sky they have to have their own dish. The lease does not allow individual dishes.

Answer - The Flats Director was under the impression that Sky Q had been installed in each of the blocks of flats. BT and Virgin are available. This will be checked.

Question - Paul Collings asked if he could be removed from being Admin on the KG Facebook account.

Answer - Peter will do this.

Question - The roads on the estate leading into Borden way are unmarked it would be safer if there were white lines is this a possibility?

Answer - The roads on the estate have been adopted by Test Valley Borough Council, who are looking at installing more yellow lines they will not mark the junctions.

Question - The parking on the roads is an issue should the Fire Service need to bring an appliance on site in an emergency.

Answer - The Management Company are unable to police the on road parking but it was felt that a fire appliance would get through even if it meant pushing the vehicles causing an obstruction out of the way.

Question - A resident in one of the flats asked if charging points could be installed for electric cars.

Answer - This is something for individual members to organise.

Question - A member asked if the situation regarding outstanding debtors had improved.

Answer - Wendy McCulloch has work extremely hard in reducing the number of debtors and the amount outstanding. Apart from a couple of historical debtors there are only 16 invoices on the estate to pay for this year. These members are in process of being sent reminders. Any outstanding service charge has to be paid during the process of selling a property on the estate so all debts are ultimately recoverable. Wendy was thanked for all her hard work.

Question - What is happening about the Head-lease?

Answer - The ground rent is being collected but cannot be paid to the new owner of the Head-lease until the ownership has been registered. We have heard nothing in the year since the last AGM.

The Directors were thanked by the members present for all the hard work they do on behalf of the Knights Grove Management Company members.