

Tor Bryan (Residence)Limited

Minutes of the 47th Annual General Meeting of the Company held at the Parish Room at 2000 hours on 25th April 2013

Present 30 residents representing 19 houses

Apologies – Mrs Ball, Mr & Mrs Collins, Mr McCann, Mr & Mrs Guthrie, Mr & Mrs Greaney

The Chairman, Raymond Ball, thanked those present for attending, introduced the board of directors, pointed out to attendees that a plan showing the extent of the Estate common areas owned by the Company was on display and reminded all that only 1 vote per household was allowed.

- 1. Minutes of the 46th Annual General Meeting** – The minutes were circulated prior to the meeting. All agreed, approved and signed by the Chairman.
-Matters arising – Query made the previous year by Mr Sturmer about the accruals and deferred income had been advised by Martin Taylor, the Treasurer, as being advanced payments of the levy. The condition of the ally way footpaths and other parts of the roads during the winter and possible need for more grit bins had been discussed by the Board. It was explained by the Chairman that these would need to be funded and that the Company are not responsible for spreading the grit; this latter duty would have to be undertaken by any concerned resident. The matter will be discussed further by the Board. Finally, the need for formal auditors was explained by Martin Taylor.
- 2. Chairman's Report** – this had been circulated with the notice of the meeting. Mr Sturmer asked if any issues had arisen since the report had been written to which Mr Ball replied that he hadn't been notified of any. Proposed by Mr Sturmer, seconded by Mrs Bowlt that the report be formally adopted. This was agreed unanimously..
- 3. Directors' Report & Statement of Accounts** – for year ending Dec 31st 2012. This report and the accounts had also been circulated prior to the meeting. Martin Taylor explained the expenditure during the year, especially the £20,000+ on the roads. Mr Sturmer asked about income from investments and the Treasurer explained that this gets put back in the funds. Investment portfolio worth approx. £113,000. Proposed by Mr Roberts, seconded by Mr Butcher that the report and accounts be formally adopted. This was also agreed unanimously.
- 4. Election of Directors** – Mr Ball stated that no new nominations had been received, that existing directors were prepared to re-stand and accordingly on a proposition by Mrs Sturmer, seconded by Mr Crosby the existing directors were re-elected to remain in their positions. There is one vacancy on the Board which can have up to 6 members. The Chairman invited anyone interested to speak to him following which co-option onto the Board could be arranged.
- 5. Appointment of auditors** – the existing auditors, Messrs Tiffin Green & Co – proposed by Mrs Sturmer, seconded by Mrs Argent to continue. Unanimously agreed.
- 6. Any other business** – Neighbourhood Watch : Mrs Winter spoke on behalf of her husband in his capacity as Neighbourhood Watch coordinator. Now meetings with the police and no beat meetings in the village. PC Kearney is still the Community Police Officer and very occasional emails received from him. Roger Winter receives other emails from the police, sent from Epping, warning of possible problems including, recently, movement of travellers. Residents warned to watch out for rogue traders including *Nottingham Knockers* who are young men

with no official certificates selling highly priced domestic products. Suggested by Roger Winter and agreed by those present that he would email residents with any appropriate warnings he receives. Mr Sturmer asked for Mr Winter's phone number to be provided for residents as well.

Mr Butcher raised the issue of preventing unwanted sales personal/scrap metal dealers etc from entering the Estate by making the Estate gated at the entrance. Approximate cost £200 per household. Issues were raised about where the gates would be sited, how they would be operated and furthermore whether their prime function would be to prevent unauthorised entry onto the Estate during daytime or to act as a security deterrent during nighttime. The chairman also indicated the Board would need to establish whether highways consent would be needed; planning consent would be. If its proves that there are no legal or practical impediments the installation of gates would need a full consultation process with all residents and the approval of all. To be discussed further.

Mrs Shaw raised the issue of a broken street light at the entrance to the estate, and other residents mentioned a couple of lights in the ally way not working correctly. The Board will ensure they are reported and repaired.

No other matters were raised.

Mr Crosby thanked the Board for all their hard work

Formal meeting closed at 8.45pm

Raymond Ball
Chairman

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