

Tor Bryan (Residence) Limited

Minutes of the 56th Annual General Meeting of the Company held at the Parish Room, Ingatestone at 20:00 on 30th April 2024.

Attendees: 18 households in total.

Apologies:

- Bev & Martin Reynolds (#19)
- Paul McCann (#30)
- Clive Page (#45)
- David Williams (#39)
- Dan Weatherhead (#26)
- Jamie & Alison Pinchen (#18)

1. 2023 AGM minutes

Approved by the meeting attendees, as available on the web site.

2. Chairman's report

Notes:

- a. Grass on footpaths leads to damage on paths which Glenn the gardener has cut back, going forward can residents cut this back themselves to prevent additional costs.
- b. New lavender beds at the entrance to the cul-de-sac and also where the parking bay is - contractors under maintenance for six months and they will be coming back to replace any dead plants and weed the beds.
- c. High Speed Broadband – we have an access agreement with a company called Gigaclear. We've got no date, but Chair will be chasing for a timescale and suspects they will require others in the area to sign up before progressing.
- d. Drainage (not on report) - we've had to spend some money recently to repair the drains to the rear of the pumping station, #19 was totally blocked by tree roots. All the roots had to be cut out from this section of drain which has now been completely lined. Ray Sturmer #49 asked if this is the Estate's responsibility. Chair advised that it is a mixed responsibility as the drain also takes the highway drainage and the highways on the roads are the company's responsibility. Furthermore, the roots blocking the drain were from Estate trees. French Drains - Ray Stermer #49 stated Glenn used to do the French drains. Chair advised that French drains adjacent to replaced flowerbeds were repaired due to being clogged, other sections of French drains would benefit from being refurbished, but it was felt Glenn does not have the capacity to do them so further works could be planned.
- e. Gardening - We are going seek alternative quotes to ensure we get value for money. It was noted Glenn does most of the main work, but further work is required that his typically single day on the estate doesn't allow to be completed – additionally it was noted he has been on the same rate for some years.

Chairmans report approved by the meeting attendees.

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3. Financial report

Notes:

Martin Taylor confirmed that there had been issues at the accountants (Tiffin Green) where we were late in submitting 2022 accounts. TG did extend the deadline with Companies House, but then went into voluntary liquidation. MJ Bushell took over the business and submitted our accounts, although overdue, with potentially a fine, which will be appealed if incurred. The 2022 accounts are on our website as are 2023's which show a slight trading loss although no investments were used. The main expenditure being roads and some work on fencing £1500 and £600 on lighting. £13900 on gardening (excluding Glenn) and pond maintenance. Investments performed well with circa £7020 showing as overall profit.

- a. Ray Sturmer #49 asked why the accounts show the levy as lower this year than last? Martin advised this is due to the new accountants incorrectly accruing money, which will be corrected going forward.
- b. Ray Sturmer #49 asked what the legal expenses are (that factor in most of the previous accounts for similar amounts). Martin advises this is for legal and professional fees by Rathbones, who manage our investments.

Financial report approved by the meeting attendees.

4. Election of Directors

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The existing board members available were approved by the meeting attendees.

5. Appointment of Auditors

The existing independent examiners, MJ Bushell, were reappointed and approved by the meeting attendees.

6. Neighbourhood Watch

Roger Winter advised Estate recognised by the police as having an official Neighbourhood Watch status (to enable circulation of relevant crime information). Car theft is noted as high locally, in particular Brentwood.

7. Any Other Business

- a. Parking - Mrs Anderson #57 – cars parked on the bend outside around #35, as bad as ever.
Louise Ballard #63 – people park opposite the entrance of the cul de sac. Perhaps restrictions should be put in place?

Chairman has thoughts on who the vehicles may belong to, noting the fact that residents do not have the right to park on the roads and will reiterate the message but does consider the limited parking available to smaller houses a problem.

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- b. Speed – Louise Ballard #63 - speed of vehicles noted as an issue.

Chair discussed various physical options, none deemed acceptable, and will issue letters covering parking and speed plus investigate broadening reach to cover rented properties.

- c. Lighting – Louise Ballard #63 – dark patch noted on the route to #63. Board to review coverage / pruning of existing trees to aid current lighting.

Clive Crosby #59 proposed a Vote of thanks for the board.

..... **Chairman**

.....**2025**