

# DRAFT

## MINUTES

MELTON PARK MANAGEMENT COMPANY LIMITED

MINUTES OF THE 23<sup>RD</sup> AGM – **TUESDAY 17<sup>TH</sup> OCTOBER 2023**

AT 7.30PM at St Audrys Sports and Social Club Lodge Farm Lane Melton

### **Present**

Andy Etherington – Director/Resident

Geoff Munns – Director/Resident

Clare Burgess – Director/Resident

Jacqueline Cole – Director/Resident

**Shareholders 89 residents of 180 households in attendance**

### **Welcome**

Andy Etherington opened the meeting thanking the shareholders for attending.

### **1 Apologies for absence**

Mrs L Sharman, Mr & Mrs N Wellington, Mr & Mrs N Wallis, Mr & Mrs R Rickard, Mrs G Newton, Ms J Fautley, Mr M Cummings, Mrs H Marshall, Ms S Osborne, Mr & Mrs R Dempsey, Mr & Mrs I Turner, Mr A Pearce, Mrs R Potter Mr P Clouting Mr & Mrs Elsdon, Martin Oldfield, Judith Buchanan.

### **2 Approval of the AGM minutes of the 22<sup>nd</sup> meeting held on Wednesday 19<sup>th</sup> October 2022:**

The minutes of the previous meeting have been circulated with the following amendments and additions requested, the minutes have been amended accordingly.

Mrs B Abbott – The change of wording to ‘agreed there had been examples in the past of S106 Agreements being overturned’.

Mr R Mills – Requested to have the word ‘Only’ omitted in the sentence that read ‘Only one third of residents responded’ It was held that ‘Only one third...’was an accurate statement. Shareholders were asked to vote on this, 48 shareholders believed the statement to be accurate and voted in favour of the statement to be left as recorded. Only 15 shareholders voted for the amendment, therefore the minutes were left as initially recorded.

Mr Hutton-Williams, who is now no longer a shareholder, requested that the minutes should record one of the statements he made at the 2022 AGM, namely:

Mr Hutton-Williams contended that East Suffolk Council (ESC) would not overturn their decision on listing the Bowling Green as an ACV, as the council has spent considerable money in defending this position.

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The Board of Directors have no objection to recording this statement in the 2022 AGM minutes and consequently this revision has been made.

These changes were discussed in the meeting and both alterations were agreed and approved by the Board.

Proposed by AE that the minutes be adopted.

Seconded by and approved by Shareholders.

### **3 To receive consider the report of the Directors and the Statement of the Accounts and Balance Sheet for the year ended 31 January 2023:**

Clare Burgess spoke of the circulated accounts extracts. Clare explained that the Boards aim as approved by shareholders at previous AGM meetings, has been to achieve a reserve of at least one year's income, so that any unforeseen exceptional costs can be offset against reserves. Questions on the accounts were invited.

David Cole - Raised the question on Debtors (page 4 on Accounts)

These were outstanding accounts of the service charge remittance. It was explained that to date we have one shareholder that has still not paid the account, unfortunately, he is a serial late payer and has been for some years. This has been discussed with our Solicitor at Ellisons and it is being dealt with accordingly.

Nigel Brown - Raised the question of extraordinary legal costs on the budget statement.

Clare explained that these costs have arisen from seeking legal advice concerning tree issues and taking further legal advice on the Bowling Green.

Roger Harrison - Questioned why there was not a report regarding the woodlands and the woodland working party progress. Andy Etherington responded that he understood that generally woodland work is reported in the Newsletters.

Geoff Munns gave thanks to Robert Cuthbert and Jason the Woodsman for all their work during the year.

Andy Etherington proposed that the directors report and accounts be adopted.

Seconded by Lin Homer

Approved by Shareholders

### **4 To approve the proposed Budget and Service Charge from 1<sup>st</sup> February 2024 to 31<sup>st</sup> January 2025:**

Clare presented the budget rationale for 2024/25 and confirmed that the service charge was to remain at £400 per annum.

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Mr R Mills gave a vote of thanks re the financial management of the development.

Richard Llewellyn proposed that the 2024/25 Budget be accepted and approved.

Seconded by Simon Isaac

Approved by Shareholders

## **5 To re-elect the following as Board Directors of the Company:**

Clare Burgess – Proposed by Andrew Meakin – Seconded by Abby Haywood

Jacqueline Cole – Proposed by Francis Conlon – Seconded by Pam Hanton

As mentioned, Andy Etherington and Geoff Munns as senior directors have decided to step down to make way for new board members.

## **6 To elect the following candidates as Board Directors of MPMC Ltd**

Lin Homer – Proposed by Nigel Brown – Seconded by Jan Peacock

Simon Isaac – Proposed by Andrew Meakin – Seconded by Clive Watling

Richard Llewellyn – Proposed by Andy Etherington – Seconded by Geoff Munns

David Kemp – Proposed by Nigel Brown – Seconded by Rob Mills

There was a long discussion among shareholders regarding the change to the Board of Directors. A number of shareholders voiced disquiet at such a large change to the management of MPMC, indicating that smaller, incremental changes might be more beneficial, also some voiced disapproval of non-resident shareholders becoming board members. A suggestion was made by shareholders that a resolution should be brought limiting the number of non-resident directors to a maximum of one. Each applicant gave a short talk as to why they wanted to become directors of the board of MPMC Ltd.

Pam Hanton voiced concerns on Directors being elected who are not resident on the development.

Roger Brown responded and on behalf of the shareholders thanked the retiring Directors.

## **7 AOB**

Wendy Webster has provided a report on the road surface that has been replaced on Clements Road which will be passed to the new board. Mrs Webster contends that virtually all the residents of Clements Road, whose properties face directly onto the shingled area, are against a shingle surface and would prefer a tarmac surface.

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Robert Rolfe also questioned the tarmac road surface, mentioning that the speed at which many drivers still use on this road is dangerous to young children as well as adults.

Richard Fergusson asked about the current position of the Bowling Green, whether the future of this site has crystallised. Mr Fergusson pointed out the condition of this space is an eyesore.

Rob Mills spoke at length about the former Bowling Green a paraphrase of Mr Mill's points follow:

- Mr Chris Hutton-Williams, one of the founding members of the CSA has now moved away from Melton Park and thus has withdrawn from CSA activity.
- Mr Rob Mills also plans to step away from further CSA activity.
- Mr Rob Mills suggested that MPMC Ltd might like to take on all the CSA work.
- Mr Rob Mills advocated that all MPMC shareholders should support the listing of the former Bowling Green as an ACV. This listing is due to expire in 2024.
- Mr Rob Mills encouraged all shareholders to canvass for the Section 106 Notices on the former Bowling Green to be upheld.

Bryony Abbott spoke about plans for the old Bowling Green. Mrs Abbott confirmed that the District Council planning office have recently been contacted by the parish council, regarding housing on the site, the District Council have confirmed that there are currently no plans for any development. Rachel Smith-Lyte, our local councillor from the Green party, requested that Hopkins Homes Ltd remove the unsightly wire fencing surrounding the green, as it is out of keeping with our woodland setting.

Mrs Abbott noted that all four new members of the MPMC Ltd board had expressed their deep appreciation for the landscape and green spaces at Melton Park.

Mrs Abbott indicated that there are practical and feasible plans for a community orchard to replace the old Bowling Green, that a Section 106 legal agreement is in place to preserve and protect all our green spaces at Melton Park.

David Cole raised the issues regarding inconsiderate parking in St Audrys Park Road and also that of Hopkins Homes employees parking in Garrod Approach, which causes a problem for some residents – he will email the new board with his questions and concerns.

Francis Powell queried the upkeep of the 'The Green' in Clements Road, it is an eyesore and is not being maintained. This land is owned and maintained by Hopkins Homes Ltd. This again will have to be discussed with Hopkins Homes, - it has been a problem area with maintenance issues for a few years now, with no real outcome of regular care and attention.

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Meeting closed at 8.55pm

Dated this 17<sup>th</sup> October 2023 by order of the Board.

Andy Etherington  
Chairman  
MPMC Ltd