

DRAFT Minutes

MELTON PARK MANAGEMENT COMPANY LIMITED Minutes of the 21st ANNUAL GENERAL MEETING Wednesday 13th October 2021 at 7.30pm at St Audry's Sports and Social Club, Lodge Farm Lane, Melton

Present:

Andy Etherington-Director/Resident
Roger Harrison- Director/Resident
Geoff Munns-Director/Resident

Shareholders: 57 Residents of 40 Households in attendance.

Welcome

Andy Etherington opened the meeting, thanking shareholders for attending in such numbers and reminding those present that we were unable to hold a meeting since 2019 due to the Covid19 pandemic restrictions. AE also informed those present that Clare Burgess, finance director was unable to attend due to ill health – however, AE would be able to respond to finance questions on her behalf.

Apologies for absence

Judith Buchanan, Martin Oldfield, Cynthia Robinson, Jenny Panting, P Panting, Julia Robinson, Paul Clouting, Julie McNiff, Neil Smith, Mr and Mrs Wells, Clare Burgess, Beverley Wells, Martin Wells, Matt Bettell

1. Approval of AGM minutes of the 20th meeting held on 22nd October 2019

The minute of the previous meeting had been circulated one addition was requested and the following was added to the minutes:

Gary Nethercott raised the question of commissioning an additional report: An "Ecology Report" to be viewed alongside the Forestry Commission Report. The Board indicated it would consider the matter.

Proposed by AE that the minutes be adopted including the revision.

Seconded by Philip Bevan-Thomas

Approved by the shareholders.

2. Receive and consider report of the Directors and the statement of Accounts & Balance Sheet for year ended 31 Jan 2020 - received and no matters arising

AE indicated that these accounts had been prepared and scrutinised by our third-party independent accountants, Jonathan Penn, and that these accounts had been filed.

3. Budget and service charge 1/2/20 - 31/01/21 - accepted and no matters arising

4. To receive and consider the report of the Directors, and Statement of Accounts and Balance Sheet for the year ended 31 January 2021

AE spoke to the circulated accounts extracts. The Board's aim has been to achieve a reserve of at least one year's income so that unforeseen exceptional costs can be met. Questions on the accounts were invited, none arose.

AE proposed that the directors report and accounts be adopted.

Seconded by Richard Fergusson.

Approved by the shareholders.

5. To approve the proposed budget and service charge from 1st February 2021 to 31st January 2022

AE read through the budget rationale for 2022/23 and the proposition that the service charge be raised by £10.00 pa to £385.00 pa, this after several years of the service charge having been held at £375.00 pa.

AE proposed that the 2022/23 Budget be and Service Charge uplift be approved.

Seconded by Richard Webb

Approved by the shareholders

6. Matters arising

Rob Mills raised the quality of the resurfacing of tar/shingle surface roads.

Geoff Munns confirmed that he shared these concerns and had been in discussion with the contractor in the hope that some areas may receive some remedial work. There was consensus that this surface, whilst attractive, does not stand up to regular vehicle movements. Furthermore, areas such as Clements Road had heavy and disproportionate traffic flows. He went on to outline the possibility of tarmacking certain areas, subject to the management of costs involved. In some areas this would involve consultation with immediate residents.

It was understood that Hopkins Homes are taking back some business units in Clements Road.

7. Re- election of directors of the company

Andy Etherington asked the assembled shareholders whether they would consider re-election of the current directors en bloc as in previous years. There were no objections to en bloc re-election.

Proposed by AE

Seconded by Peter Booth- Smith

Approved by the shareholders

8. To receive, consider and approve the plan for the woodland.

AE summarised the history of the current woodlands plan. The AGM in 2018 identified the need for a long term strategic plan to ensure the woodland for future generations. Advice was sought from several agencies and individuals and a Forestry Commission Management Plan was commissioned from New Woods Forestry. At the last AGM, in 2019, Andrew Falcon from New Woods Forestry gave a presentation of his interim findings and his final report - the Management Plan - was received last year. The full Plan can be found on the MPMC website.

Roger Harrison (RH) gave more detail on the substance of the various reports and professional opinions we have received. He summarised their findings under three headings: Disease, Structure and Diversity.

Disease: Several species of woodland trees are suffering from disease but for us ash die back is particularly concerning as about 40% of our woods are ash. Opinions vary on the probable rate of attrition, it is possible that we will lose all of our ash over the next 10 years. We need to be planting trees which will take their place.

Structure: 85% of our woods are fully grown mature trees forming a dense canopy which prevents light getting through to younger successor trees. We need to be creating spaces in the woods which allow self-seeded and newly planted trees to thrive.

Diversity: Having a range of habitat, of tree species, ages and stages of development benefits the wider ecology of the woods. Opening up spaces in the woods allows planting of a wider variety of more disease resistant trees and creates glades where different kinds of flora can thrive.

Our proposed plan, summarised in the AGM papers, allows us to address each of these areas of concern.

Robyn and Richard Llewelyn raised the issue of protecting the bluebells especially when areas are cleared to provide pockets of light. RH confirmed that the areas to be cleared would be where there is dead ash and would avoid bluebells. Robyn and Richard Llewelyn also suggested that some felled trees could be left on the ground for other habitat, RH confirmed that this is the approach we follow.

Dave Ross raised concerns about protecting wildlife and specifically 'culling'. He also asked about an Ecology report. RH confirmed that culling would not be needed in this woodland as we do not need to over protect new trees. AE also added that there was no need for cull at this stage, but the matter would be kept under review and if considered appropriate by the Board of Directors, referred to shareholders in the future. Regarding an Ecology report RH indicated this was covered within the reports already completed.

Christopher Hutton- Williams asked how much the report had cost, RH confirmed that MPMC had paid less than £1000 with an additional grant of £1000 from the Forestry Commission.

Robyn and Richard Llewelyn informed RH of an historic Suffolk Wildlife Report and whether more bird and owl boxes could be installed in the woodland. RH said he would look into the report referred to and that bird and owl boxes had been erected in the past and would aim to do more going forward.

Pam Hanton thanked all those concerned for keeping the landscaped areas and the woodland so beautiful and much appreciated by all who live here.

The woodland plan was adopted by a majority show of hands.

9. To consider any nominations for new Directors

Jackie Cole:

Proposed by AE.

Seconded by Geoff Munns

William Hayward:

Proposed by Roger Harrison,

Seconded by Pam Hanton

Both candidates were voted in as directors of MPMC Ltd.

10. To receive an update on the Hopkins Homes Bowling Green planning application.

Rob Mills confirmed the role of the CSA re future plans for the bowling green. Christopher Hutton- Williams advised shareholders that future use would be for a range of activities and a questionnaire will go to all Melton Park shareholders regarding the use of the land.

Linda Munns asked for confirmation that any future development and use via the CSA would only occur if Hopkins Homes chose to sell the land and the CSA were able to purchase it. Rob Mills confirmed this was correct.

Richard Fergusson asked for clarity regarding the nature of “community use” and which community was envisaged?

Bryony Abbott confirmed that the community was envisaged as Melton Park community and the legal judgement supported this.

There was further discussion regarding the scope of activities as there has been previous suggestions for cricket and football coaching for younger people drawn from the wider Melton/Woodbridge community and other activities. Rob Mills and Christopher Hutton-Williams indicated that the CSA had never suggested that the site of the former bowling green should be used by the “wider Melton and Woodbridge community” and that this suggestion has been circulated due to confusion arising from an East Anglian Daily Times report.

The CSA members said this was erroneous press reporting and they suggested an orchard, benches, table tennis and boules for the use of the Melton Park residents.

11. AOB

Geoff Munns informed shareholders with regards to planning application for a care home and associated development on Yarmouth Road, adjacent to Jews Lane, alongside the Golf Course. The application had been rejected by East Suffolk District Council but very recently the developer has appealed the decision.

Peter Booth-Smith raised the Government’s green energy policies and potential implications for the Melton Park in the future.

Others matters raised by shareholders:

Solar panels

Mini meadows - re wilding

Street lighting

Hopkins Homes Ltd employees parking in Garrod Approach

MPMC approach to planning issues: this was raised again, AE once again explained that the role of MPMC Ltd is to set and collect the service charge and then use these funds to maintain the MPMC Ltd assets, namely the landscaped areas, woodland, roads and paths.

The CSA and MPMC were thanked for their respective efforts.

There being no further business the meeting was called to a close.