

**The Minutes of the 36<sup>th</sup> Annual General Meeting of Martlesham Heath Householders Limited held at St. Michael's Church Centre, Martlesham Heath, on Thursday 28<sup>th</sup> February 2013, commencing at 8.00 p.m.**

**Present:** 67 Shareholders signed the register including the following:

<b>Directors:</b>	Mr. T Mahoney (Chair)	Mr. N Bennett	Mr. P Squirrell
	Mr. I Davidson	Mr. P See	Mr. S Denton
	Mrs. A Thomason		

**In attendance:** Mrs. D Bennett

The notices convening the Annual General Meeting (as circulated) were taken as read.

**1. Apologies for absence**

Mr. E O'Byrne, Mrs. E Hollingsworth, Mr. & Mrs. A Powell, Mrs. S Robertson, Mrs. E Everitt, Mr. & Mrs. D Beaumont

**2. Approval of the Minutes of the 35<sup>th</sup> Annual General Meeting**

The Minutes of the 35<sup>th</sup> Annual General Meeting held on 16<sup>th</sup> February 2012 were approved on the proposition of Mr. M Cook and seconded by Mrs. L Copeland

**3. Consideration and approval of the Chairman's report**

The Chairman's Annual Report was unanimously approved. Prior to the approval of the report Mr. Mahoney noted that MHHL were still in discussion with Grainger Residential regarding the transfer of the Northern Green to MHHL. He also mentioned that Grainger are requesting MHHL to pay their legal fees up to a maximum of £1,500 plus VAT. After a short discussion the members present agreed that in order to speed up the transfer process MHHL should pay the fees. Mr Bennett stated that this amount could be paid from reserves without the need to increase the future Annual Maintenance Charge. Mr. Mahoney also stated that the phone mast which was due to be sited near the Control Tower is not now taking place following Vodafone's withdrawal and formation of a new company with O2. Mr Mahoney also reported on the change of MHHL's meeting structure which has proved successful.

**4. Consideration and approval of the accounts and balance sheet**

Mr. N. Bennett presented the accounts with a report. These were unanimously approved on the proposition of Mr. P Wallace and were seconded by Mrs. P Denton.

**5. Election of Directors**

Mr. I Davidson, Mr. S Denton and Mr. E O'Byrne were re-elected to the Board of Directors. \*\*\* See note below.

Mr. D Foster having been proposed and seconded was unanimously elected as a new director.

## **6. Authorise Directors to agree remuneration of Reporting Accountants**

It was proposed that Mr. Simon Lasky continue as the Company's Reporting Accountant.

Mr N Bennett gave a brief explanation for this requirement and the need to ask members to vote.

This was carried unanimously with 65 votes for and nil votes against.

## **7. Resolution**

To consider and, if thought fit, pass as an ordinary resolution:

"That the Company levy a subscription / maintenance charge from all its members for the period 1 July 2013 to 30 June 2014 at the rate of £20.00 per dwelling, the subscription to be payable on or before 1 October 2013. In the event that the subscription remains unpaid the rate will rise to £22.50 on 1 December 2013 and £25.00 on 1 March 2014. For the avoidance of doubt, members who occupy the same dwelling shall only be required to pay one subscription."

This resolution was carried with 64 votes for and nil votes against.

After the meeting the following items were discussed:

- Neighbourhood Plan. Mr Leo Brome a long term resident of Martlesham Heath and a parish councillor gave a talk outlining the purpose of the Neighbourhood Plan. He explained that the Neighbourhood Plan must not contradict the Core Strategy but is designed to give people the chance to help shape where they live and when approved after a local referendum becomes local planning law. He encouraged MHHL members to attend a meeting on 19 March 2013 and learn how they could become involved. He also mentioned that with the increased likelihood of the development of the BT site it was important for members to become active. Although it was unlikely, due to timescale, that any influence would result on the development of the first hamlets to be built, the plan could affect what happens in the development of subsequent hamlets. Mr Mahoney stated that as major landowners MHHL needed to be involved at the Core Strategy stage and as it was outside our normal remit, more volunteers would be required to set up a working party.
- Expansion and modification of the A12 – A discussion followed on from the neighbourhood plan about the changes to the road network. MHHL are to approach SCC Highways to discuss the matter.
- A concern was raised over the amount of mud left on the path outside the pavilion and leading to the square after football on a Saturday morning. It was agreed that MHHL would write to the football club and state the concern and ask for their help in this matter.
- Concern over vandalised Street Signs – advised that this was a matter for SCDC.
- A concern over the extremely muddy paths in Birch Woods and whether it would be possible to improve them in some form.
- Questions were raised relating to the Covenant Restrictions regarding caravan parking, keeping chickens etc. Mr Bennett explained that these

restrictions were between the householder and Bradford Property Trust (now Grainger Residential) and not MHHL. MHHL are just a beneficiary of these covenants, as the requirement for householders to become members was part of the covenant procedure. He urged members who have problems with the restrictive covenants to contact Grainger who have helped with issues in the past.

- Queries on the maintenance of metalled footpaths and cycle paths especially near the Square. It was stated that this was a matter for the County Council.
- The issue of the skip on the private land at the mound near Lark Rise was raised. The directors informed the meeting that the Council was powerless to remove the skip as it was on private land. However when the skip becomes full to over-flowing the Environment Agency has the power to remove.
- Railing near the Square which has become damaged was raised. MHHL will contact the landowners to ensure that they will repair it.
- A short discussion on the future of MHHL took place.

The meeting closed at 9.30 p.m.

**\*\*\* Note on the re-election of directors**

Mr. E O'Byrne was last year erroneously named as one of the directors for re-election when the correct director should have been Mr. P Squirell. Mr. Squirell was co-opted back to the Board when the error was discovered. Therefore Mr. Squirell is offering himself for re-election this year (which will be effective from February 2013).