

KESWICK HOUSE RTM.CO.LTD.

ANNUAL GENERAL MEETING MINUTES

21st APRIL 2022

The Meeting was opened at 7.20pm

1. **PRESENT** : Carmel Hall, Nick Hall, Vinnie Wren, Keturah Hall
2. **APOLOGIES** : Daniel Thomas, John Morris , who had a phone conversation earlier in the evening with his input , and Thomas Dellow from Block Management .
3. **MINUTES OF THE LAST MEETING** : These were circulated and accepted as a true and accurate record of that meeting . Acceptance proposed by Keturah Hall and seconded by Vinnie Wren
4. **SUMMARY OF THE YEAR 2021/2022** : attached
This was read by those present and no questions were asked .
5. **PROPOSED BUDGET FOR 2022/2023** :
This was circulated . On our Balance Sheet our Leaseholder Funds as of 31/05/2022 will be £10,091.29 . We are in a healthy financial position . Given that at this time price rises are affecting every household, this budget is not proposing any increase from last year . John Morris has advised that usually there should be a minimum of 5% increase in the budget each year. For this year only it is proposed to budget only for inflation price increases. The Electricity budgeted amount has been doubled .
Savings are being made by :
 1. not budgeting for Electrical Maintenance as we have a new Lighting system under warranty.
 2. Not budgeting for Window Cleaning and we DIY this in the hallway areas . (already done by Nick and Carmel and very easy) .
 3. Maintaining our DIY Cleaning as this is very successful .

Additional Expense this year is the Revaluation of the Building so we have the correct level of Building Insurance

Reserve Fund : £500.00 has been allowed .

Acceptance of the Budget : proposed by Vinnie Wren and seconded by Keturah

6. ELECTION OF OFFICERS : Those present agreed to maintain the same people
~~in these positions~~

Chairperson : Carmel Hall

Secretary : Nick Hall

Fire, Health and Safety Officer : Vinnie Wren

Management Team : Carmel Hall , Nick Hall, Vinnie Wren and Keturah Hall

7. OTHER BUSINESS :

(a) Suggestion of solar panels to generate income . - John Morris passed information that in our case Green Grants are finished , our cost of scaffolding for installation , maintenance and a battery bank to store power would be prohibitive . A suggestion for the future when Grants for Apartment Blocks are significantly higher .

(b) Future Requirement for Homeowners to have self closing fire doors and intumescent smoke seals fitted . This was recommended in our Fire Assessment . John Morris informed us this is going to be a shared responsibility between Block Management and each Home Owner. He will let Vinnie Wren know when legislation makes this compulsory and the inspection / form that will be used . We are a modern building and all flats do have self closing fire doors and smoke seals fitted by the Builder

(c) Parking Around our Center Garden : Bought up recently in an email to all By Carmel Hall . John Morris gave us advice to maintain the precedent of 2 x cars using courtyard space for permanent parking and maintain the Space opposite garages 62and 64 as visitor short term parking . Our justification for this is that a permanent parking space there would block the use of the garages. A parking sign could be put up in future if required .

(d) Charging Points for Electric Cars : John Morris is getting requests in other Blocks they manage . He informed us there are 2 ways of doing this :

1. A Charging Point for each individual flat near their garage . Installed by a suitably qualified Electrician at the Leaseholder's expense .

2. 1 x supply to a Communal Charging Unit in our grounds and shared , with flat owners paying individually.

Those present discussed that this is now an issue that may come up in the future and those present did not like the car movements to and from a communal Charging Unit . Individual Charging Points would be preferable . An issue to be discussed when we are approached by a Leaseholder proposing to buy an electric vehicle . John Morris will keep us informed of developments on this topic , especially if Government Grants become available to install Charging Points in Blocks of Flats .

There being no further Business , the AGM was closed at 8.00pm