

## **Copthorne Residents' Society**

### **Annual General Meeting Saturday 25<sup>th</sup> January 2025 7.30 p.m. All Saints' Church Hall**

#### **Minutes (Draft)**

#### **1 Welcome and introductions**

- 1.1 The Chair (Joe Watts) welcomed all to the AGM
- 1.2 Apologies were received from Greg and Maureen Hill (#38CR), Angela Edwards (#24CR) Judy Gilbert (#42CR) Anne Ryan (#10CR), Collins (#61CR) and Collins (#45CR), Caroline and Peter Monod (#65CR), and Anne Rhodes (71A CR)
- 1.3 A welcome, as always, to any new residents of the road.

#### **2 Energy Saving – presentation by Sarah Burgess from GUCE.org.uk**

- 2.1 The presentation included suggestions of use of smart meters, off peak and overnight energy usage, turn down heating by 1 degree C, use of draft tape and letter box flaps, radiator reflectors, solar panels with feed in tariff, look at Heat pumps in operation by other domestic users. Home visits for advice are available.

#### **3 Minutes of the 2024 Annual General Meeting**

- 3.1 Minutes of the Annual General Meeting held on 3rd February 2024 and copies were available to all at this evening's meeting. Thanks to Hasmita Bheda for the e-mail circulation prior to the meeting. There being no alterations, they were proposed for adoption by Margaret Gallagher and seconded by Graham Dibb and approved by all those present.
- 3.2 The agenda was to follow the format below and there were no items raised for any other business.
  - Executive committee report and matters arising from Chair Joe Watts
  - Financial report from our Treasurer Fred Cleary to include:
    - a. Finances 2024, b. Subscriptions for 2025-6 c tax status of CRS and investment strategy for 2025
  - Social Events
  - Neighbourhood Watch – Update from Richard Saunders
  - WhatsApp Community
  - Executive Committee Election – retirements (3) by rotation and (re) – elections and other nominations to join

#### **4 Executive Committee Report and matters arising from Joe Watts**

- 4.1 The Chair presented the committee report which had been made available to all houses with the notice of this evening's meeting by e-mail.
- 4.2 Joe introduced the current members of the Executive Committee the same as last year (EC) and their roles: Joe Watts (Chair); Fred Cleary (Treasurer); Sally Williams (Secretary); Linda

Coles (website); Jim Forder; Gordon Ross, Hasmita Bheda, Kirsti Eraneva-Dibb, Jas Bassan and Mike Collins.

- 4.3 The committee had met 5 times this last year and had worked together in a positive fashion.
- 4.4 Grateful thanks were given to the two Trustees Andrew Gallagher and Mark Clare. The committee is grateful for their continued support. If anyone would like to volunteer, please contact Joe Watts, it would be preferable to have up to four Trustees. Please contact the chair for information.
- 4.5 Last year there was discussion about the structure of the Residents' Society and Fred Cleary will touch on this in his report. To offset any potential individual liabilities 'Directors' and Officers' insurance was obtained in April at a nominal fee in comparison to the public liability insurance.
- 4.6 The road continues to be in good condition and this year drains will be cleaned including in Chess Vale Rise.
- 4.7 The chair requested that stones or logs on the grass verges of CR be kept 30 cm away from road, to avoid damage to vehicles.
- 4.8 Regarding planning, it was requested that the Considerate Contractors document on the website is followed to help anyone involved in building work to remain good neighbours.
- 4.9 The committee will continue to pursue the agreed policy of upholding covenants should such matters arise.

## **5 Financial Report from Fred Cleary including Finances for 2025**

- 5.1 The Treasurer (Fred Cleary) had prepared and presented the financial summary which was circulated in the meeting. The subscription for 2024 was £85. Subscriptions: 87 households paid. Thanks to Mike Collins who recovered monies from previous nonpayers.
- 5.2 There is a surplus of just under £6,979 on the year. Expenses included of £1,186, lower than last year, a new expense this year was Director and Officers insurance to cover personal liability. We received interest of £106 on investment account and hold a large balance of just under £52,000 in the current account.
- 5.3 Fred presented financial scenarios of future resurfacing costs, subscription and investment yields. There was a discussion about looking at the structure of the society both to reduce the corporation tax of 25% on investments and avoid erosion of capital by inflation and to build up the fund to avoid large calls on residents at the next time of resurfacing
- 5.4 The mandates voted upon were as follows: The committee to investigate the tax liabilities and benefits or otherwise of either Charitable status for the Society or a not-for-profit organisation and then return to a special meeting for a decision on the adoption of a new statute. Proposed by Gordon Ross and Seconded by Tim Coles. This was agreed by 17 voting for, none against and no abstentions.

- 5.5 The proposal was to invest up to £50K in low-risk gilts once tax status is clear. Proposed by Claire Chesworth, seconded by Paul Johnson. This was agreed by 17 voting for, none against and no abstentions.
- 5.6 There was discussion about increasing subs from £85 to £95, however it was also suggested that a larger increase to £100 would be sensible if road works are needed within the next 5 years. Vote for £95 subscription was proposed by Charles Legg and seconded by Paul Johnson this was voted for by 6 members, the Vote for £100 was proposed by Kirsti Eraneva-Dibb and seconded by Philip Pollecoff this was voted for by 11 members.

## **5.7 Setting of Subscriptions for 2025**

- 5.7.1 On the basis of the above vote, it was agreed that subs for the coming year will be £100 and invoices will go out in March/April
- 5.7.2 The Treasurer was thanked for his report.

## **6 Social Events, Neighbourhood Watch and Whatsapp**

- 6.1 There were no events in 2024, however that committee did mark Mr Martini's 100<sup>th</sup> birthday in August by Linda Coles delivering a cake and a card to him on behalf of all the residents.
- 6.2 It was suggested by the committee that there be another open garden event in May at a time when Azaleas and Rhododendrons are at their best. It was suggested that there could be some children's activities so that they could meet others.
- 6.3 A cheese and wine evening was proposed for the Autumn, and it was suggested a tea party might be arranged for the older residents.
- 6.4 Richard Saunders explained that the service provided by Hertfordshire police called "Owl" has been discontinued. The committee will investigate if there is any way to replicate this using WhatsApp. It is proposed to have a one way only administration WhatsApp but still to maintain e-mail contact.
- 6.5 Following events in the road neighbours were asked to look at cameras or doorbell footage to help police. There was brief discussion about investigating the potential for number plate recognition cameras.
- 6.6 The proposition of have a 'Whatsapp community' for the Society was presented and agreed. Links to join the group will be shared with members.

## **7. Executive Committee**

- 7.1 At the end of this year, and in accordance with the Rules of the Society, 3 members (Jim, Gordon and Mike Collins) will stand down and intend to stand for re-election. Sally Williams proposed the re-election of Jim. Gordon and Mike Collins which was seconded by Hasmita Bheda. This was approved unanimously. Angela Edwards expressed a wish to rejoin the committee. Linda Coles Proposed her election and Gordon Ross seconded her appointment. This was agreed unanimously so she is duly elected.

## **8. Any other business**

- 8.1 There being no other business, Joe closed the meeting with thanks to the Trustees, the Committee and to all the members without whom there wouldn't be a society. Wishing them a Happy 2025
- 8.2 Date of next AGM to be agreed.