

North Lane (Aldershot) Management Company Ltd

North Lane (Aldershot) Management Company Ltd

Annual General Meeting

**7.00 PM on Thursday 29 March 2012
St. Augustine's Church, Holly Road, Aldershot**

Minutes

Welcome & Introduction

Dr John Koenigsberger (Chair) opened the Annual General Meeting (AGM) by introducing the Board of Directors appointed to represent North Lane (Aldershot) Management Company Ltd and the appointed managing agents, itsyourplace Ltd (IYP), who manage the day to day activities of North Lane (Aldershot) Management Company Ltd.

Directors' Report

John Koenigsberger gave an overview of the past year's activities, highlighting ongoing progress in the formal adoption of the roads from the developer, Taylor Wimpey to Hampshire Highways together with a number of activities.

Service Charge Accounts

Tom McManners, of Treetops Chartered Accountants, took the attendees of the AGM through the Service Charge Accounts for North Lane (Aldershot) Management Company Ltd for the financial year ended 31 December 2011. A copy of the Service Charge Accounts for the year ended 31 December 2011 is enclosed for your own reference and safe keeping.

If there are any queries in relation to the accounts, please refer to IYP for clarification.

Appointment or Reappointment of Directors

The following Directors retire by rotation and offer themselves for re-election:

- Mrs A Tidd
- Dr A Le Gresley

There were two nominations received for appointment as Director:

- Ms S McCaul
- Mr D Oram

Following a show of hands, we can advise that the following members are duly appointed Directors of North Lane (Aldershot) Management Company Ltd:

email
telephone
web

enquiries@itsyourplace.co.uk
0845 094 0854
www.itsyourplace.co.uk

North Lane (Aldershot) Management Company Ltd

- Dr John Koenigsberger
- Mrs A Tidd
- Miss C Taylor
- Mr S Smalley
- Dr A Le Gresley
- Mr L Gray
- Ms S McCaul
- Mr D Oram

Review and Update on Other Activities

The AGM were informed that a number of activities are currently being undertaken within the development with Taylor Wimpey working with North Lane (Aldershot) Management Company Ltd, Hampshire Highways and Rushmoor Borough Council to ensure that all outstanding works are carried out as part of their original planning consent. Whilst it was hoped that the adoption would be have taken place by now, we understand that there are still a number of outstanding obligations that Taylor Wimpey need to complete prior to the formal adoption by the authorities.

First Wessex is continuing to provide an annual financial contribution to North Lane (Aldershot) Management Company Ltd as a gesture of goodwill which the Directors acknowledged on behalf of all members of North Lane (Aldershot) Management Company Ltd.

Any Other Business

Payment of Service Charges

A question was asked as to whether Freehold properties (houses) could pay their annual Estate Charge by Direct Debit/Standing Order over a period of time rather than in one payment which is currently being demanded.

Both the Directors of North Lane (Aldershot) Management Company Ltd and IYP advised that the terms of the Deeds refer to the amount being payable in full within 14 days of the demand being issued. Any late payments will incur interest and potentially legal recovery costs in accordance with the Deeds.

The Directors of North Lane (Aldershot) Management Company Ltd and IYP will discuss the issue of spread payments prior to the next financial year, 1 January 2013 and will advise residents accordingly.

email
telephone
web

enquiries@itsyourplace.co.uk
0845 094 0854
www.itsyourplace.co.uk

North Lane (Aldershot) Management Company Ltd

Car Parking

Attendees at the Meeting raised their concern at the number of vehicles parking inappropriately on pavements and on tight corners throughout the development. At this time the responsibility of the roads is with Taylor Wimpey until they have been adopted and then Hampshire Constabulary and Hampshire Highways will be able to monitor and enforce where applicable. North Lane (Aldershot) Management Company Ltd have previously carried out joint exercises in conjunction with Hampshire Constabulary, Hampshire Highways and Rushmoor Borough Council and will speak to any identified households where parking is causing concern with regards to access or dangerous parking.

Dog Fouling

Again it was raised at the AGM concern in respect of dog fouling within the development. All residents are reminded to take responsibility for their dogs and to discard in the bins provided throughout the development. Residents were advised that they are to inform IYP of any incidents, in confidence, noting the time and date and any identification of the dog, or its owner, so that they can follow up with the Authorities and seek action against the owner.

Woodland Area

The Chairman thanked Mr Smalley for the hard work shown in the past year, ensuring that the woodland area was being maintained and any debris was kept clear of the culvert.

The woodland area at this time is being maintained by Taylor Wimpey, although it will shortly be formally adopted by North Lane (Aldershot) Management Company Ltd. It was advised that this is to be kept a natural area and due to a number of potential hazards, residents, especially children, should be discouraged from this area.

The Chair of North Lane (Aldershot) Management Company Ltd thanked Local Councillors Keith & Sue Dibble, Frank Rust and Eric Neal for their continued support and for all the lobbying which they have carried out on behalf of North Lane (Aldershot) Management Company Ltd.

The AGM closed at 7.50pm

email
telephone
web

enquiries@itsyourplace.co.uk
0845 094 0854
www.itsyourplace.co.uk