

BAKERS MILL COMMUNITY ASSOCIATION

Minutes of the Meeting held on Thursday 16th July 2015

Present	Apologies
Lee Prentice (LP) Chairman Peter Philpott (PP) Jo De Boos (JPDB) Glen Mansbridge (GM) Ian Stuart (ISt) (from 8.15pm) Ian Simmonds (IS) Anne Offord (AO) Keith Nash (KN) Phil Orford (PO)	Richard Robins (RR) Sophie Simmonds (SS)

1. Apologies
Richard Robins and Sophie Simmonds.
2. Minutes of the Meeting held on 19th February 2015
The minutes of the meeting held on 23 rd April 2015 were <u>AGREED</u> Proposed: Peter Philpott Seconded: Glen Mansbridge
3. Declarations of Interest
None declared.
4. Chairman's Update (LP)
BMCA will confirm with H&W that the committee is happy with the relationship with IDC Greenscapes (IDC) and that the grounds sub-committee is monitoring the contract closely. The regular meetings with H&W and members of the committee had been set up originally to monitor the transition between management companies and the focus now is on operational issues with discussion on the budget taking place at separate meetings.
5. Grounds Sub-Committee (PO/ISt)
PO updated the committee on the work being undertaken by IDC including the planting of birch trees at Bakers Court. The nettles on the river bank and Mill Race will be strimmed this year and killed next year in the growing season. This will enable a wildflower area to be created in Autumn 2016. The committee agreed that the cost of the wildflower project would be met by a resident's donation made specifically for use on the grounds. The next meeting between the sub-committee and IDC will take place in September to discuss the Autumn projects. Mill Race: a long discussion took place on the difficulties with the Mill Race caused by the debris that occurred by the cutting/pruning undertaken by the RST. LP had written to Robert and Tina Baker asking for information about the responsibility for the Mill Race/culvert. Whilst the RST are sympathetic to the issues they have offered no solution. The committee agreed to:

- (a) Investigate the practicality, feasibility and cost of installing a grill over a two week period, to ensure that the debris did not flow into the Mill Race.
- (b) Advise the RST of the committee's intentions and emphasise that whilst we would like to work together to find a solution, the committee needs to protect the Mill Race and the interests of residents.

Once we know the strategy going forward we can discuss options with Green Blue Marine who have requested a fixed contract for ongoing maintenance of the Mill Race at a cost of around £1300 pa. It was suggested that a set number of visits a year would be a preferred option with an annual review.

It was noted that logs had been thrown into the Mill Race and the log barrier damaged.

A resident had asked for a meeting with the sub-committee as they had some concerns about the maintenance of the estate. ISt will contact the resident to arrange a meeting and also ask for information in advance so a constructive discussion could take place.

It was suggested that Ashley Cooper, recognised for protecting the countryside and committed to good environmental practices, could be contacted for some suggestions/ideas on how the estate could be managed in an environmentally friendly way.

6. Leaseholders Sub-Committee (PP)

PP advised that he had written to Barratt Homes' MD following the notice of sale of the freehold, for clarification on:

- (a) Why there is no mention of the culvert in the leases, and
- (b) Asking for payment of the £15,600 owed by Barratts.

Barratts have contacted their solicitors regarding the leases and are checking OM's records regarding the money owed. It was suggested that Land Registry might have the information on the properties that are in dispute.

Work will be undertaken within the next couple of weeks on some of the stairwells in Bakers Court to repair the gap between doors and ceilings.

Parking – ongoing problems, which will be raised with H&W.

Bin store – Meadow Court. Check Babergh has the new code and consider moving the recycling bins.

Some residents at Bakers Court had enquired about the committee's view on the sale of the freehold. LP will go back to them.

Pigeons: PP to ask Prokill to contact IS and SS.

Timing of outside lights: CT East to be contacted.

Water meters: Anglian Water are repairing all the meter boxes.

PP will contact sub-committee members to arrange a meeting.

7. Social Sub-Committee (GM)

GM reported back from the recent sub-committee meeting with details of forthcoming events:

- Picnic on the Green on 26th July – 1.00pm to 6.00pm but weather dependant.

- MacMillan Coffee morning on 25th September at 10.00am at the VEC
- Quiz night on 27th November – fish & chip supper - £8.00 per head

8. Treasurer (GM)

GM gave details of the Association's finances:

Total in accounts:

£3724 less £1000 for transfer to H&W for Estates Reserve

Payment for external noticeboard and signs to be made.

Total received from Friends in 2015 = £200, i.e. £15.38 per donation

Internal noticeboards for 23 - 30, 31 - 38, 39 - 40 DHM, 1 - 6 BC in place, external board to be fitted on Saturday.

GM proposed that his work be audited and the committee agreed that H&W be approached to have this done by their bookkeeper.

Previous purchases, as mentioned at the April meeting, were identified as cutting disks and caps for fence posts.

9. Meeting with H&W

The next meeting with H&W will take place on 3rd August at 2.00pm. PP sends apologies.

10. Key Issues – Children's Play Area/Footpath

S106 footpath – a new anglers' committee has differing views to what has previously been agreed. Babergh have arranged a meeting to try to resolve these differences.

Play area - signs are needed at the play area and it was agreed to look at the cost of removing the swing frame. Matters to be referred to H&W to contact CT East and IDC Greenscapes for quotes.

11. Budget

The Service Charge Budget for 2014/15 was £78828 (including Reserves allocation £11520).

The projected actual costs are £67758, allowing for £11070 to build up Reserves. However we are expecting to make provisions for bad debts in relation to long outstanding Service Charges relating to various units of, at least, £5000 that will offset this figure.

General Repairs were over Budget by around £5000 offset by Management Charges £5000 lower than Budget through rebates from O&M.

For 2015/16 the Budget is £85430 an increase of 8.4%:

- * Grounds costs +£3000 to allow much needed capital expenditure.
- * Repairs down £5000
- * Management fee +£3000 to the expected normal level
- * Internal decoration of the Blocks £6000

In future years as Reserves build up we hope that long term expenditure such as redecoration will be met from Reserves as this is what a Service Charge should

cover.

12. Future Meetings

The next meeting will take place on 17th September at 7.00pm at the VEC.

The AGM : date to be confirmed.