

Little Meadows (Cranleigh) Management Company Ltd (“LMC”)

Company No. 11426781

Minutes of Annual General Meeting

held at

**Cranleigh Arts Centre
1 High Street, Cranleigh
GU6 8AS**

on

26th April 2023 at 18:00

Present: See attached list

Acting Chairman: Zack Jermy - DJC Management Ltd

Apologies for absence: Terry Carter
Geraint Jones
Greg Mitchell
No apologies received from any of the Bellway-appointed directors who had all been served with the requisite Notice by Zack Jermy of DJC Management Ltd.

Appointment of Directors

The following people had previously indicated their willingness to act and the prospective directors who were present at the meeting each presented a brief personal profile for consideration by the members. Following this, in the case of each person a vote of the members was called by the acting Chairman and the result of this vote is shown alongside each name.

Terry Carter	Owner - 11 Marjoram Avenue	Unanimous in favour
Paul Haines	Owner - 16 Marjoram Avenue	Unanimous in favour
Colin Harbour	Owner - 20 Marjoram Avenue	Unanimous in favour
Geraint Jones	Owner - 4 Primrose Close	Unanimous in favour
Trevor Scale	Owner - 4 Yarrow Close	Unanimous in favour
Mike Williams	Owner - 7 Marjoram Avenue	Unanimous in favour

In accordance with the Articles of Association of LMC each person listed was thereby appointed with immediate effect as a director of the company.

Any Other Business

- A question was raised about the status of the Bellway-appointed directors who had not attended this meeting despite being given the required Notice. It was advised that it was their intention to continue in post until such time as the transfer of the land comprising the common areas had been completed, then they would resign. In response to this information the point was made that according to each owners' Contract for Sale signed by the seller and buyer, the Bellway-appointees should have resigned "as soon as reasonably possible after the completion of the sale of all of the plots within the Estate" and it was generally felt that this moment had passed some time ago.
- The members were advised that prior to the directors' vote there had been discussions amongst the prospective candidates and it had been agreed that, once appointed, Colin Harbour and Trevor Scale would each become joint-Chair of the Board of Directors.
- A number of members complained that very little information about the estate and the company had been circulated in the past with the Marjoram & Closes Facebook group being almost the only source. The new directors undertook to improve communications as a priority matter by way of regular newsletters or perhaps an informational website. Consideration would also be given to ensuring that everybody could choose what method of communication they would prefer.
- A question was raised about the payment of management fees because it was felt that maintenance of the estate to date had not been up to a satisfactory standard. It was pointed out that the common areas had not yet been vested in LMC. There was a divided view on whether fees should be paid and it was stated that this was a matter of personal choice. Zack Jermy stated that only 25% had so far paid.
- A member asked who was responsible for mowing the grass verges on the south section of Marjoram Avenue. It was advised that these parts of the estate would in due course be adopted by Surrey Highways who would then have that responsibility, but in the meantime it was down to Bellway who had never done it.
- It was pointed out by one of the new directors that according to the company's Articles of Association, any person who is willing to act as a director may be appointed by a decision of the directors. So an open invitation was issued to the members inviting any of them, at any time, to put themselves forward.

There being no further business the meeting closed at 19:10.

Attendees at Little Meadows (Cranleigh) Management Company Ltd Meeting - Wednesday 26th April 2023

Name

Cath Smith

Bob Smith

JOHANN MIFSON

~~Simon Green~~

JUSTINE WILLIAMS

KEITH WILLIAMS

ANTHONY FRANCIS

Annette Haines

PAUL HAINES

TOM FAULKNER

DANIELLE ALLUM

NANCY SHAW

NICK SHAW

DEREK FITCHES

JUNE FITCHES

YVONNE CROOK

JAMES CARTER

ROGER CARTER

Simon Bozzoli

CHARLES STEWARD

TALIA UNDERHILL

GARY PORTER

ALAN OXFORD

Sue Rees

Kate Bunning

Karine Kalmykova

RATHRYN CHAMBERLAIN

name

Sue Knight
PETER THORPE

MIKE WILLIAMS

AVRIL HARBOUR

Colin Harbour

Trevor Scale

Liz Scale