

Sleepers Hill Association Annual General Meeting
12 Noon Sunday, 6th November 2022
John Stripe Theatre University of Winchester

Tim Jones introduced the meeting and advised that he would be handing over to our new Chairman, Kate Harrington, after item 4.

1. Present: Kate Harrington (Chairman), Steve Osborne (Treasurer), Jan Royston-Smith (Secretary), Tim Jones, Jackie Organ, David & Jacky Matthews, Trevor Burke & Nerina Hendrickse, Chris & Liz Lindsay, Iain Douglas, Paul & Tina Barlow, Bish Osborne, Bruce Royston-Smith, Judith & Gregor McHardy, Kylie & Ian Galvin, Trevor & Rosie Turtle, Pam & Bob Jones, Steve Turner, Nick & Alison Kelly, Hamish Adair, Gabriel & Vivien Fisher, Lesley Cranham, Jeremy & Sue Ouvry, Stephen Paterson, David Innes, Rolf & Ewa Stahal.

2. Apologies: Simon & Naomi Cansdale, Pat Goodall & John Mayr, Kate Salkild & Jason Loveridge, Stephen & Chrissie Hart, David & Penny Blunt, Peter & Flavia Bateson, Derek & Junko O'Neill, Don & Margaret Midgley, Norman & Christine Wallage, Jim Dunn & Jeannie Berridge, Heidi & Gary Dunn, Matt & Marie-Louise Johnson, Maurice & Linda Harker.

3. Welcome to New Members:
Chris & Liz Lindsay, Amberley; Katherine & Steve Paterson, Dagonet; Carl Garner & Allison Greenfield, Alymere; Gina & James Richmond, Degore.

4. Election of Chairman

Tim Jones advised the meeting that our Chairman, Chris Day, had moved away from the hill. Kate Harrington has very kindly agreed to take over the role of Chairman. She is already chairman of Sleepers Hill Committee, but requires approval at the AGM to be chairman of the Association.

Proposer: Jeremy Ouvry

Seconder: Paul Barlow

This was agreed unanimously, and Tim Jones handed over the chair to Kate Harrington.

5. Committee Members: Three new members have joined the committee: Derek O'Neill, Jackie Organ, Matt Johnson

Proposer: Tina Barlow

Seconder: Iain Douglas

Treasurer: Steve Osborne is treasurer for this AGM and will be handing over to Derek O'Neill. Committee Members retiring by rotation and standing for re-election: Tim Jones & Hamish Adair

Proposer: Bruce Royston-Smith

Seconder: Jackie Organ

6. Minutes of Last AGM

Adopted unanimously as a true record

6.1 Matters Arising from the last AGM:

6.1.1 Kings Crescent and non-payment of subs: This will be discussed under item 11.

6.1.2 Development on the hill: Arthur's Court The developer of Arthur's Court did not pay the requested £2,000 per property.

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Little Snakemoor: Jackie Organ reported that the new planning application has been approved and work should commence in 2023. The developer had requested a meeting with Kate Harrington. This was a very successful meeting, and the developer has agreed to make a payment of £2,000 per property and also to make good the verges etc.

Magna: Paul Barlow asked if the owners of Magna had been asked to make a contribution and it was agreed they will be approached with a request for a £1,000 payment.

6.1.2 David Matthews raised the question of the expenditure combining road and verge repairs. Steve Osborne replied in some detail and mentioned this was covered in the minutes of the last AGM. Out of 134 houses on the hill, three people had a problem with the expenditure on the verge as a matter of safety. Kate Harrington mentioned that it is proposed to amend the constitution to cover future expenditure of this type and this will be discussed under a separate agenda item. A discussion took place as to ownership of the road and whether it would be possible to ascertain if frontagers are responsible to the centre of the road. Kate Harrington advised that we have received advice about this from a private roads expert and the presumption is that frontagers own up to the centre of the road, even though some deeds state otherwise. Steve Turner expressed the view that there should be clarity as to ownership of the road. Kate Harrington replied that, if the residents wish, thousands of pounds could be spent trying to clarify this, but there is probably no definitive answer.

7. **Annual Report:**

7.1 **Leaf Sweeping:** Steve Osborne reported that this will cost around £1,000 this year. Kate Harrington asked whether anyone did not want this to be carried out this year, and there were no objections. This will take place on Tuesday 6th December, when hopefully all the leaves should be down, and the south side of the hill will be swept.

8. **Treasurer's Report:**

Steve Osborne reported that the accounts have been circulated.

8.1 **Income:** We have received 94 subs from 134 properties, totalling £7,280. There are 35 non-payers; all of Kings Crescent (14 properties), the majority of Dawn Gardens as these are mostly let and two frontagers who will not pay for the current year owing to our action over the verge at St Mary's.

We also had contributions from four households for works carried out on their verges. There is a long-standing arrangement that if a frontager wishes to carry out work to his/her verge involving drainage, the SHA will pick up 20% of the cost, as was the case in these four properties.

8.2 **Expenditure:** The only significant item which varies from our regular payments is the cost of road repairs. This year it was £23,500 – the higher amount in the balance sheet is the total sum paid to the contractors, including work paid for by the four frontagers.

Leaf sweeping was carried out at a cost of £846.

8.3 **Balance:** This leaves a balance of almost £26,000. The engineers have reported costs to repair the road are expected to rise again in the future and this balance could be used up in the next round of repairs.

8.4 **Subscriptions:** The Committee have therefore decided to increase the subs to £85 for the current year.

Auditor: We are most grateful to Patrick Geraets, who has audited the balance sheet for many years. It is now time for someone else to take over. It is approximately 4 – 5 hours work. Stephen Osborne thank Patrick for his work.

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8.5 **Treasurer:** Steve Osborne will be retiring as treasurer after the AGM, and thanked Derek O'Neill who will be taking over as Treasurer for a limited period. Kate Harrington thanked Steve Osborne for his work as Treasurer for many years.

9. **Resolution to Amend the Constitution**

Tim Jones reported on the amendment to the Constitution. In terms of expenditure, the Committee are permitted to spend as much money as we need on the road surface, kerbs and drainage. For other areas of work, we are allowed to spend up to half of annual subscriptions. The expenditure of £10,000 on the verge was discussed and minuted at the last AGM. The Committee is recommending we have a new resolution in place. If the Committee decide we would like to spend more than 50% on non-core items, this will be advised to the SHA members, who will have 30 days to respond. If no more than 10% object, the work will go ahead. Nick Kelly mentioned that it is up to the Committee to make decisions on behalf of the residents, and he is happy to proceed on this basis. Tim Jones asked for a show of hands for the amendment to the constitution. There were no objections and this was carried unanimously.

10. **Neighbourhood Watch Report:**

Jackie Organ reported that the previous contact had stepped down last year and that no-one had taken over the role. Jackie had sent two emails to the Chair of the Hampshire & Isle of Wight Neighbourhood Watch and had recently received a reply. She will be the co-ordinator, linked to the national scheme and notified of items affecting Winchester. Jackie reported that there have been two incidents of men in yellow hi-viz jackets being

seen in Dawn Gardens and George Eyston Drive during the night. Steve Turner mentioned that they could well be from the waterboard who sometimes come round during the night to listen out for any leaks.

11. Kings Crescent

Kate Harrington reported that Kings Crescent (KC) has not paid their subs since 2016. She has emailed and had replies from Mr Schulkins. She then suggested a meeting but he declined. Kate then sent an email to the owners of the properties, stating that it was not fair to pass on subs to all the other residents, and received a reply from Mr Schulkins stating he felt the subs were not value for money and setting out demands before he would consider KC rejoining the association. David Matthews asked if individuals could pay. Jackie Organ replied that the subs were part of the service charges, and a lengthy discussion then took place about non-payment of subs by KC. They will have an AGM shortly, at which this will be discussed, after which Mr Schulkins will decide whether KC should rejoin the Association and pay their subs. Chris Lindsay suggested that, when a property comes up for sale, it should be notified to the agent that there is a dispute on the property. It was agreed that this will be discussed at the next Committee meeting. Steve Turner suggested using the services of a mediator. Kate Harrington replied that she would be happy to attend a meeting with Mr Schulkins and a mediator. Nerina Hendrickse suggested perhaps Simon Cansdale could act as mediator.

12. Any Other Business

There was no other business and the Chairman closed the meeting.

November 2022