

# MINUTES OF YMCPRA ANNUAL GENERAL MEETING

19<sup>th</sup> MAY 2021 2.30PM YARWELL VILLAGE HALL

## In Attendance:

Phil Begley	Chairman
Avril Perrett	Secretary
Lynda Atkins	Treasurer
Colin Usher	Web Administrator
Ambrose Bennett	
Mike Stocker	
Debbie Ryan	
Patrick Paine	

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## 1. Introduction:

PB opened the meeting by welcoming members and explaining the voting procedure. One vote per household by showing the yellow card.

The red cards are for members who had sent their apologies and had nominated a proxy vote. i.e. Trevor has sent his apologies and has nominated Gary Savage to vote on his behalf. PB then advised membership of the other apologies received and issued red cards to their nominated member.

PB explained the vote for the new committee and stated that Chris Begley together with a volunteer will open the voting form envelopes and count the votes witnessed and verified by two other volunteers.

PB stated that we will follow the agenda then the present committee will stand down and the vote to elect the new committee will take place.

Voting forms and master sheet will then be placed in an envelope, signed and sealed. The secretary will then store them for safety. Anyone who wishes to query or audit the vote in the future can do so. The vote will be fully minuted.

PB thanked all the members for participating in the recent vote in respect of the proposal to merge with another group. It was a unanimous decision to remain a single entity. Again, all the voting slips will be kept in a signed and sealed envelope by Avril the secretary.

## 2. Apologies:

PB advised that apologies had been received from:  
Gwen Garrard, David Baker, Trevor Gross, Howard Brown, Ian Berwick, Roy Watson, Linda Dexter and Andy Mobbs.

## 3. Welcome to new Members.

PB welcomed Linda and Gary Savage and Christine and Roy Penhale.

PB stated that we hope to have a general meeting as soon as we can, possibly early July. There are many issues that need to be discussed. We will also encourage new

people to come along, sit in and listen; however, they will not be able to participate as we have experienced problems in the past but welcome welcome to join us.

PB thanked members on behalf of the committee for their support, we have faced many difficulties on so many levels, but we are growing and have a strong RA.

PB also thanked the committee for their support and many achievements; it has been hard to function over the last two years since the last AGM.

#### 4. **Chairman's Presentation:**

##### **Trademark:**

PB stated that the RA came under a big attack from the management in respect of our name and their interpretation of Trade Mark Law. Correspondence had been received from Ema Corcoran and Gareth Pressley on behalf of Leisure Parks Luxury Living and their Trade Mark attorneys Stephens Scown LLP. Consequently, we had no option but to seek legal advice **via Eversheds Sutherland (International) LLP**. Management now recognise **Yarwell Mill Country Park Residents Association (YMCPRA)** as our name and as a Residents Association.

##### **Introduction to new LPG Gas Supplier:**

PB advised that we are now at the final stage of entering into a trading agreement sent to Managements Solicitor, at Apps Legal, due to be signed by the management by the end of May. If they fail to sign, then we will go for an injunction for which funding is already agreed by the Insurance Company who will cover the costs.

In both disputes we have succeeded in finding a solution. We understand that Legal action can be frightening to many of our members, but we don't do it lightly, and we always take Legal advice and try and find a solution or mediation before going down the Legal route. We know management have a track record in the past of using the threat of legal action as a tool to frighten people who stand up for their rights.

A member asked PB to explain the LPG situation to new members.

PB explained that government rules that we should receive electricity and gas supply at cost, and that we should have sight of relevant documents. Unfortunately, although requested by the RA we have never had sight of them.

Basically there are two types of LPG supply, tank and piped, or bottled. Piped LPG is governed but unfortunately the Government didn't legislate regarding the cost of LPG bottles, therefore, management can charge what they want.

PB further explained how the supply from Calor gas would work. It is our legal right to choose who supplies our gas. Unfortunately, there is a national shortage of gas bottles due to the shortage of steel. PB is liaising with Calor Gas.

The pigtails and regulator will remain the responsibility of the resident. They should be checked regularly and be included in the gas boiler service; however, the Calor Gas fitters will advise of any faults they may come across.

Management charge residents £69 a bottle delivered, sometimes laying down, and fitted by unprofessional fitters, Calor have offered £54 a bottle delivered upright and professionally fitted.

We understand that management buy them from Flo Gas at £31 a bottle.

The Committee have approached Management in respect of dropping their price, unfortunately they won't.

Members will have a choice either buy from the management or Calor gas. Calor will deliver on two days a week to be decided with Management upon agreement being signed. Residents will have their own account with Calor.

PB stated that once the supply of LPG was resolved with management, we will offer a proposal to members for further action in respect of refunds through a small claim court.

### **Defibrillator Programme**

PB suggested that the requirement on the Park for Defibrillators would be four or five placed around the Park. The local Villages now have them. The local contact, Russell Hamilton who is responsible for the initiative of the local Defib project has suggested that the one that is fitted on the barn wall opposite the office is badly neglected and not fit for purpose. Russell has contacted the management; unfortunately they don't want to know.

PB proposed that the RA take on the initiative for fund raising for Defib's to be placed around the park as our charity.

To be voted on when the new committee in place.

### **5. Year End Accounts:**

LA the Treasurer, presented to membership the year end accounts explaining the balance sheets for the last two years. At the present time we have a balance of £360.69.

### **6. Existing Committee stand down:**

PB thanked members again for their support and as our constitution states, all the committee will now stand down.

### **7. Opening and counting of votes for 2021/2022 RA Committee.**

PB asked for new members to volunteer to watch and observe the counting and the process of the election. All we need to know are who the eight committee members are, no other detail. Roy Penhale and Michael Parnham kindly agreed to volunteer. Lilian Paine kindly assisted CB opening the envelopes and counted the votes.

While the vote count was taking place, PB asked members if they had any questions.

PB confirmed that we have two facebook pages, a public one and a private one. They are not antagonistic and cover a variety of topics.

We often get asked about flooding from prospective buyers and reassure them we don't suffer from our homes flooding, but we do however experience excess water around park. We make positive comments.

CU advised members how many people check out the website, he also advised members that if anyone has an IT problem to let him know and he will help if he can. PB stated Email distribution is good.

CU advised members of the problem with whatapp regarding groups. CU advised

members how to change their settings.

AP updated members on the activities of the History group. We now have up to 18 members who come along on our trips. The Wadenhoe guided history walk followed by lunch is on Friday.

The Elton History Treasure Trail last December was very successful.

## **8. Results and Approval of new Committee**

Once the count had been carried out and double checked, PB was made aware that there was a draw with two candidates having the same number of votes for the eighth committee position. PB announced to the members that there was a tie. A member proposed we increase the committee size to nine, this was put to the membership to vote and was approved.

AP the Secretary announced in alphabetical order the names of the new Committee:

Lynda Atkins  
Phil Begley  
Ambrose Bennett  
Sheila Brown  
Patrick Paine  
Avril Perrett  
Ray Priest  
Mike Stocker  
Colin Usher

AP thanked CB, LP RH and MP for doing the count and witnessing. Voting forms were then put into envelope signed and sealed.

## **9. Vote for three key positions, Chairman, Secretary and Treasure:**

PB stated that the three key positions now be voted on.

PB asked "Would anybody here like to be considered as chairman, or position of Secretary, or position of Treasurer"? No one responded.

PB then asked "That existing key positions stay unchanged?" that was agreed and a vote by membership took place.

23 votes were carried for all three key positions to stay in place.

Phil Begley, Chairman  
Avril Perrett, Secretary  
Lynda Atkins, Treasurer.

PB thanked membership.

PB thanked Debbie Ryan for all her work and support over the last 2 years. PB also proposed that Debbie as a well experienced committee member remains as an advisor to the committee on various issues and support the two new members. We will share the committee minutes with her, but she will not attend committee meetings.

PB Welcomed Ray Priest and Sheila Brown onto the committee.

## **10. Open Forum for Members to give direction to the new Committee:**

PB stated that we cannot get involved in individual members issues, however if you are having difficulty and need an intermediary between yourself and management we could possibly assist.

PB stated the AGM gets the formalities done and proposed again a GM in the first week of July in the evening to cover more issues. Will have more information by then on the LPG.

Gary Savage read out concerns on behalf of Trevor Gross:  
Starsmore Barns, when will they commence?  
When will the Café to be opened?  
Over £3,000 plus a year for facilities we don't receive.  
The RA should have social events.

### **Starsmore Barns**

PB confidentially updated membership on Starsmore Barns he also mentioned that planning is subject to the connection to the main line sewer.

### **Coffee Shop**

PB stated that we can't get involved with the Coffee Shop as it is a separate business. SB suggested that management should take down the signs if it is not going to re-open. Many residents and walkers used it.

### **Code of Conduct and Park Rules.**

PB advised that we do have park rules and spent a lot of time and money on establishing them and getting them lodged with the County Council. A discussion is needed with the management as several residents do not adhere to them or possibly not be aware of them. The Code of Conduct needs more discussion and possibly for the committee to take up.

### **Sharing of Information**

PB confirmed that an RA Newsletter will be going out shortly to all residents and encourage more to join our RA.  
There is only one RA on the Park and that is us. We will stand our ground.

## **11. Social Functions**

PB stated that in the past we dealt only with the business side of the park and left FOY to cover the social side. We supported FOY although they haven't supported us. FOY has now been disbanded, and they blame us.

We have in the past put on various social events, mainly to raise funds for the RA. It needs to be discussed further by possibly putting on social events during the year to raise funds for our charity and RA funds. Allow any member to arrange events but not in the same way as FOY with a committee. Not become political.

Thursford was a success and hope to put it on again next year with 48 people to fill a coach.

AP advised members about the Christmas Extravaganza on the 14th December at Wicksteed Park. Several tickets have been reserved and an email will be sent out shortly subject to the social section vote. AP also mentioned Chatsworth House and Christmas Market. Gary Savage has kindly offered to take the lead.

PB stated that he is very supportive of a social section, suggesting trips and events, walking groups etc. Any member would be most welcome to suggest, arrange and participate in events.

A vote by members to have a social section of the RA was carried by 21 votes.

## **12. Any other Business**

PB advised new members to claim their 10% discount on home insurance as now also members of IPHAS.

Subscriptions are now due for RA membership this year. Normally we have AGM in April when subscriptions are due but because of Covid regulations, we have not been able to have one until now.

PB advised that he had been approached by a resident to possibly promote the opportunity for RA members to experience and play bowls. It was agreed that it would be promoted on the YMCPRA website.

AP mentioned the trip to Burghley House "Battle of the Proms" on the 10<sup>th</sup> July 2021. Several members are going and advised that there are still some tickets available.

PB thanked the members for coming to the meeting which he then closed at 4.10PM.

**NEXT YMCPRA GENERAL MEETING  
TUESDAY 6<sup>th</sup> JULY 7pm AT YARWELL VILLAGE HALL**