BLAKENEY NEIGHBOURHOOD HOUSING SOCIETY LIMITED

MINUTES OF THE ANNUAL GENERAL MEETING HELD AT 7.00 PM ON THURSDAY, 18TH JUNE 2020

BY MEANS OF THE INTERNET PLATFORM ZOOM

Present:

John Seymour (Chairman) Richard Kelham

Donald Glaister (Treasurer) Elizabeth Brett

Linda Cripps (Housing Officer) Lauren Price

Madeleine Collett (Secretary)

Chairman’s Opening Remarks:

John welcomed the above-named as they arrived at the Zoom Platform for the Meeting, observing that we appeared to be only Committee members so far and asking Madeleine if others were expected. She said other Shareholders had indicated they would be joining, but as yet no other names were showing in the virtual “Waiting Room.”

There followed some discussion as to the possible time limitations of conducting the AGM by Zoom and Madeleine said that if we ran out of time booked, a second Meeting had been scheduled for 7.30 and participants could rejoin via that second link which had already been sent to those Shareholders who had provided email addresses and indicated their intention to participate.

It was reiterated that, in these exceptional circumstances of the 2020 coronavirus pandemic, the Committee had decided that all the AGM Papers, normally sent out to Shareholders some weeks in advance, would instead be posted onto the BNHS website by 20th May, 2020. Our shareholders had been informed of the decision to do this by letter on 24th April 2020. In this same letter, we had asked them to supply us with email addresses so that we could properly inform them when all AGM papers were available to view. We were thereby also in a position to invite as many Shareholders as possible to join this present AGM, being held on the internet platform Zoom. Although this amounted to over 30 emailed Invitees in the end, only 6 or 7 had firmly indicated that they intended to join the meeting.

1. Apologies for Absence had been received from

Dawn Slegg Maureen Lait

John Wright Ann Stevens

Trish Chapman Trevor Preston

2. Minutes of 2019 AGM, which was held on 22nd May 2019

The Chairman asked the Meeting if everyone present had seen and read the Minutes from last year. There was general assent.

3. Matters Arising

The Chairman mentioned that this question would normally be addressed to Shareholders beyond Committee members and as yet we had no further attendees. He suggested that if other participants turned up, we could return to this item later.

4. Chairman’s Report

John Seymour said that, as always, he did not intend to read this out as it had also been posted on the website with all other AGM papers. He asked if there were any questions about it and all present indicated that there were not. John repeated that, if any shareholders arrive at the Meeting, we would raise this again.

5. Treasurer’s Report

John handed over to Don Glaister who repeated that he hoped everyone had read his report which, like the Chairman’s, has been available to view on the website since 20th May; Don asked if anyone had any questions or comments on it. Linda Cripps asked if the Society was likely to have another Audit this year and Don confirmed that this would be happening. Again regret was expressed that no other Shareholders had joined this meeting.

There followed a discussion as to possible explanations there might be for this. Linda Cripps offered the suggestion that there might have been some confusion caused by the notice of a second follow up meeting at 7.30, should the Zoom connection be lost after 30 minutes as can happen. John Seymour said, if that turned out to be the case, we might well have to run through the meeting again at 7.30 for the benefit of those who might only join at that time. He asked if those present had felt the invitations were confusing and no one had.

6. Adoption of Financial Statements

For the time being, the Chairman proposed the formal adoption of the end of year accounts. He invited a Proposer and a Seconder to do this; Linda Cripps proposed and Richard Kelham seconded.

7. The Chairman read this out this Item on the Agenda in full, explaining he would like to propose this Variation of the Rules in the only just possible scenario where the Society’s income would not reach the threshold, thereby obliging us to have another audit. He expressed the view that, while this looked unlikely in the current climate, he was still keen to propose this Variation so that the Society could opt for a lower cost course of action if this proved possible. Madeleine Collett seconded this.

8. Appointment of Accountants

For this coming year, it had been decided in Committee to re-appoint Larking Gowen as the Society’s account although it has also been discussed that before next year’s AGM, we will be looking at re-examining this arrangement. The Chairman asked all those present if they agreed with the re-appointment for this year and all said they did.

9. Election of Committee of Management

In accordance with Rule 36(a) the longest serving members of the Committee were Lauren Price and Madeleine Collett and, if they are willing to remain on the Committee, they can be re-elected without nomination. John asked for all those in favour of their re-election and the rest of the committee raised their hands and indicated their assent.

In accordance with Rule 38(b), the two co-opted members on the Committee must stand down and be nominated for full membership of the committee, provided they are willing to stand. These are Elizabeth Brett and Don Glaister. The Chairman proposed both these names and the votes in favour were unanimous.

In addition to the four names above, the current total members of the Management Committee are comprised of John Seymour, Linda Cripps, Richard Kelham, Steven Hall and Dawn Slegg.

10. Any Other Business

Thanks were expressed to various members of the Committee for their hard work in organising this virtual AGM. The Chairman wanted to make particular mention of his gratitude to Don Glaister for coming in as Treasurer in September and having to manage the Audit and the relationship with the Accountants at very short notice. John also wanted to announce the resumption of building works by Big Sky in the coming weeks. They have been doing emergency work throughout the pandemic lockdown restrictions but this has been necessarily limited in scope.

Elizabeth Brett asked if it was known whether all the Society’s tenants’ welfare had been maintained during these difficult times and John, Don and Lin between them, said they had talked to most of them and any specific issues regarding rent payment plans, if helpful, and their general welfare were being addressed on a one-to-one basis. It was suggested that a useful exercise might be to run through the list of Tenants and make sure that each one had been contacted over the period. Don pointed out that there was a way to go on the economic situation caused by the pandemic and subsequent lockdown, as furlough schemes come to an end in the autumn and many of our tenants work in the leisure sector, which has been particularly affected. This was acknowledged by all present.

The Meeting was brought to an end at 7.20 but it was agreed that John and Madeleine would return for the follow up meeting at 7.30 to see if any Shareholders would join that one. John left it to other committee members to decide if they wanted to return too.

BNHS AGM VIA ZOOM – CONTINUED AT 7.30 ON 18TH JUNE 2020

Present:

John Seymour (Chairman)

Linda Cripps (Housing Officer)

Tricia Temple-Crowe (Shareholder)

Lal Wright (Shareholder)

The Chairman thanked both Tricia and Lal for coming and apologised for any confusion that may have been caused by notification of the second Zoom meeting. He then ran through the Agenda again for the sake of Tricia and Lal and updated them on the elections to the Committee.

He invited both new attendees to comment if they had anything they wished to raise at the AGM and they both said they did not. Lal did go on to express her congratulations to the present committee for managing to hold the AGM in this way, due to the extreme circumstances.

There was a general discussion on the benefits and occasional frustrations of conducting meetings via Zoom. Including the fact that not many of the Shareholders appear to have been able to join our meeting despite five or six having stated that they would.

There was another short discussion about the general welfare of the tenants in these challenging times, the closure of the leisure sector and the furloughing of their employees and the fact that this may well result in future job losses and consequent loss of income. John Seymour reassured Tricia and Lal that Don Glaister, our relatively new Treasurer has been working closely with anyone who has asked him to do so.

John then closed this follow-up meeting at 7.55 and thanked those present for coming to it. He also thanked Lin for coming back to it after coming to the first one at 7pm.