



## **Minutes of the 2022 AGM held on 12<sup>th</sup> October 2022 at Irthlingborough Cricket Club**

Present: Tim O'Dell, Mark Salisbury, John Wills, Ian Giles, Tim O'Dell, Glenn Turner, Jim Morrison, John Busto, Alister Anthony, Kevin Seckington

Apologies: Malcolm Thomas, John Busto, Kam Peers

### **1. Approval of minutes of previous meeting ([www.ptvm.co.uk/2021\\_AGM\\_draft.pdf](http://www.ptvm.co.uk/2021_AGM_draft.pdf))**

- These were agreed unanimously

### **2. Matters arising from 2021 AGM**

- There were no matters arising

### **3. Joint Chairperson's Report (circulated previously by email)**

Having taken the joint chair with Tim O'Dell last year, we would like to update you on actions that have been taking place, after frequent reviews with the current committee members.

Being both residents for over 30 years we are confident that our efforts and actions, with support from the committee members will bring a suitable long term economical solution to the maintenance and upkeep of the area.

Plus, offer a more open and usable common area for the residents to indeed benefit from. Firstly, our main aim has been to review how best to maintain the ground and pond area, with residents safety paramount to any actions taken.

It is clear that the general maintenance and clearance of vegetation, plus the silt build up in the pond, is getting beyond the limited efforts the residents are able to commit too. Which is fully understandable given we all have personal lives, work commitments or possible health issues.

With this in mind, we have been investigating other means to achieve a low-cost solution for this requirement.

Initial consultations with pond / lake maintenance professionals. To clear weed and control spread of the Bulrush reeds in the top pond.

Plus keeping clear freshwater flow throughout, proved to be at cost which would have a high impact on current funds.

This is not ruled out but will need careful consideration as a future action.

Therefore, we have sought other professional services and options to make some exploratory clearance of weed /silt. Which the committee has reviewed and agreed we will start later this month.

We hope this will make a marked improvement to the limited maintenance we are able to do now.

Full details have been shared with the committee members and can be explained during the AGM to residents.

At this point I would encourage residents contributions and ideas, as to plans and improvements to the area once we have achieved this initial objective. New committee members are encouraged to join the current team and be active input in the future of the area.

I would also like to thank Alister Anthony, for volunteering to join as an active member of the current committee.

#### **4. Chairman's report (at the meeting)**

*Lake clearance:* As advised in the Chairmans Report. It was agreed that hire of small digger and tipper, to clear bottom pond and place all matter on the beach area to build up and cover. Here dependant on the quantity of matter a backup option to remove from site will be arranged. Once this is completed, a review will be made as to the overall effectiveness of this action and committee will consider next actions to be made in Q1 2023.

Some cleaning of paths and tidy up will be required, once work is completed and workdays will be arranged. Main actions will be to remove floating matter, cleaning of paths and level of grass if required.

*Safety:* Concern raised regards accidental fall into the pond. Purchase of 1 or 2 floatation devices to be investigated and purchased.

*Picket Fences:* Some of the small picket fences and posts need replacement. Investigation and actions will be made during the winter months with view to replace or repair were necessary in the spring.

*Access gate* instead of fence panel removal has been suggest. This due to the expectation or regular need for equipment access.

*Tree root damage and path repair.* Investigation of repair of path damage at the top end of the pond will be done. Tree expert will also be booked to advise of any potential issues with adjacent buildings as to any need to cut back or take down any tree that could damage building foundations. Eliminating any cost of damages to the residents.

#### **5. Nominations and Election of Committee Members**

Co-Chairs Tim Odell and Mark Salisbury re-elected

Treasurer Jim Morrison, re-elected

Committee Ian Giles re-elected and Alister Anthony elected

#### **6. Nomination and Election of auditors**

DNG's fee for the financial year 2021-22 was £492. It was agreed to continue with them next year.

#### **7. Treasurer's Report**

Jim reported that our bank balance was approximately £12,500, slightly up from last year.

There were no new arrivals but the Deversons had moved out at the end of March (and Tony died shortly afterwards). House has since been vacant but new owners (no details yet

available) due to complete in 2 weeks.

**8. Approval of Accounts** ([https://www.ptvm.co.uk/2022\\_Accounts.pdf](https://www.ptvm.co.uk/2022_Accounts.pdf) )

These were approved unanimously

**9. Renewal of Contractor/s**

Glenn Marshall quoted £330 per month for next year, up from £300 for the last 2 years, and this was agreed.

**10. Maintenance Charge**

It was agreed that this should remain at £23 per month for the coming year.

**11. Date of Next Meeting**

It is planned to hold this in late September 2023.

These minutes were approved at the AGM on  
6<sup>th</sup> November 2023.

*Jim Morrison* for committee