

# QUEENSWOOD MANAGEMENT ASSOCIATION LIMITED

Company No: 1008511 Registered in England and Wales  
Registered Office: 164 Cranbrook Road, Ilford, Essex, IG1 4NR

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## MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE ALDERSBROOK BOWLING CLUB, ALDERSBROOK ROAD AT 8PM ON WEDNESDAY 12<sup>TH</sup> DECEMBER 2007

**Present:**

**Board Members as follows:**

Griff Griffith (Company Secretary)

Bob Haswell (Treasurer)

Len Kerridge

Pauline Thurman

**In Attendance:**

Steve Barrable (Hull & Co)

There were a further eight shareholders present. Apologies for absence had been received from Glyn Murrill and Mike Thompson (directors), Derek Mitchell (The Kings Mill Partnership), John McElarney, Kathy Roddy, Joyce Hinds and Margaret McEwan

*The following resolutions were put forward for consideration by the meeting:*

- 1 To approve the Minutes of the Annual General Meeting held on 12<sup>th</sup> July 2006:**

The minutes were amended to show the correct time for the ending of the meeting as 8.45 p.m.

Approval was proposed by Mr Harrison (Flat 52) and seconded by Mr Penny (Flat 59)

**Resolution carried nem con**

- 2 To receive and adopt the Directors' Report and Accounts for the year ended 31<sup>st</sup> March 2007:**

Mrs Greene (Flat 2) raised a query about the window cleaner's costs in the accounts, which Bob Haswell answered to her satisfaction.

Approval was proposed by Mrs Greene (Flat 2) and seconded by Mr. Treacher (Flat 113)

**Resolution carried nem con**

- 3 To re-elect Pauline Thurman as a director of the company:**

**Resolution carried nem con**

- 4 To re-elect Bob Haswell as a director of the company:**

**Resolution carried nem con**

**5 To elect Glyn Murrill as a director of the company:**

**Resolution carried nem con**

**6 To reappoint The Kings Mill Partnership as Auditors to the Company and to authorise the Directors to fix the remuneration of the Auditors:**

Approval was proposed by Mr Harrison (Flat 52) and seconded by Mrs Lucas (Flat 3)

**Resolution carried nem con**

**7 Any Other Business:**

- Mrs Greene (Flat 2) suggested an item for the newsletter in that the Fire Brigade will fit smoke alarms free of charge.
- Bob Haswell made the point that items dumped in the bin areas cost the estate a minimum of £60 per month. He asked residents to keep their eyes open and to report any dumping to Hull & Company. The comment was made that a lot of problems came from residents moving into and also out of Queenswood Gardens.
- Mr Harrison (Flat 52) was worried about items like pushchairs left in corridors, as they could be a hazard in, for example, the event of a fire. Griff Griffith advised that, whenever possible, notices requiring their removal are placed on such items by directors, but that it is an ongoing problem with some residents.
- A member asked if any flats were still rented to local councils. Mr Harrison (Flat 52) said that if any person rents to a problem family they would have a vicarious responsibility. General discussion followed.
- Mr Harrison (Flat 52) asked if British Gas/Transco had finished monitoring gas levels under Block A, as wall panels were still to be replaced and cones were still in the corridors. Steve Barrable said that his partner Richard Irish had this in hand.
- A resident commented that it was pleasant to be able to park her car easily; Mrs Lucas (Flat 3) said that she congratulated Mike Thompson on the success of his car-parking plan.
- Mrs Lucas (Flat 3) also wished to thank the Board for the gardens – she felt that Nigel Jones, the gardener, was co-operating wonderfully.
- Miss Beasley (Flat 87) said that she wished the entrance door to her block was more reliable. Griff Griffith said that doors should not be forcibly assisted when closing and Steve Barrable advised that Crystal Windows would be servicing the doors shortly.
- Mr Penny (Flat 59) asked who would be responsible for cleaning the white entrance doors – Bob Haswell said that the cleaners would deal with this.

- Miss Beasley (Flat 87) asked about the window cleaner, who had apparently stopped work but had come back in November. Bob Haswell advised that the window cleaner had returned after a hip-replacement operation, and hoped to be entering into partnership with another who would be physically able to clean the upper windows.
- Bob Haswell advised that the aerial work was now completed and the external decoration would be completed in the Spring. The old aerial wiring would be removed very soon.
- Mr Penny (Flat 59) commented that so many good things were happening on the estate – he cited the improved car parking, the gardens, the new entrance doors and the fire exit signs – to which all present signified agreement. Griff Griffith said that the fire exit signs were put up following the recent Fire Risk Assessment. Bob Haswell explained about the emergency lighting, that was to be installed following the Assessment
- Miss Beasley (Flat 87) mentioned that the garage lighting had recently seemed to be going on and off erratically. Bob Haswell advised that someone had been tampering with the time switches and that the Board had decided to fit mortise locks on all electricity cupboards to prevent future interference.
- Mrs Greene (Flat 2) thanked the Board for their efforts during the previous year, and was supported by the other members in attendance.

There being no other business, the meeting closed at 9.05pm