

HOWE GREEN COMMUNITY ASSOCIATION

Minutes of the meeting of the Association Committee
held on Monday 16 November 2009
at 9 Chalklands

Chairman David Pearson
Vice Chairman Ken Wedon - absent
Minute Secretary None
Treasurer Wendy Spooner

Committee Members:

Martin Cross
Caroline Travis - absent
Vic Morgan
Richard Spooner
Yvonne Bullock
Paul Bullock

1. Apologies for Absence

Caroline

2. Minutes from the last meeting held in September 2009

Minutes were accepted.

3. Matters arising from last meeting

The theatre visit was a success.

I contacted the farmer who owns the prospective allotments site. He will get back to us (maybe).

4. Sandon Parish Council Report

VDS document has been submitted to CBC.

Removal or lowering of the fence was requested by SPC.

We are in the process of looking for sites for affordable housing – around five dwellings.

Fence 1 EH Rd. It was decided to allow CBC to decide.

We are looking into the possibility of enhancing/rebuilding the Sports Centre for communal use.

5. Neighbourhood Watch

None.

6. Environment

Fence

The modifications to the fence on the Southend Road are a done deal so no discussion would be fruitful.

Sale of land

It was agreed that, at the EGM on Thursday, we should recommend purchase of the land by a private limited company set up by the association. Residents would buy shares in the company to pay for land and associated costs.

A (confidential) target price was agreed, to be made up of £50 shares.

It is proposed that, in the first instance, the money be placed in the HGCA bank account and receipts issued. The Association will be asked for permission to use the account in this way.

David agreed to approach Persimmons with a view to purchasing the land before the auction –get a price and ask for more time. Yvonne provided contact details.

Vic has asked for a legal pack from Dedmans auctioneers.

If the bid is successful and the cost (including expenses) is less than the target fund value, then the value of each share will be reduced proportionately. If the bid is not successful, all moneys will be returned.

At the meeting, forms will be provided so that residents can pledge the number of shares they will buy. Cheques to be in the bank not later than Monday 23 November.

Paul agreed to provide an exercise book for signing in.

It will be explained that there will be a small maintenance charge associated with the shareholding to pay for company expenses and ground maintenance – to be agreed upon.

The agenda for the EGM was agreed.

It was agreed to ask the meeting that initial expenditure be paid out of Association funds, to be recovered from the limited company on successful completion of the transaction.

The Association must give permission for the HGCA to buy the land. Will there be problems transferring ownership from the Association to a limited company? Solicitor advice needed?

It may not be possible to open a new bank account quickly enough for the new limited company to be able to buy the land directly.

David agreed to approach the farmer already approached regarding allotments with a view to his purchasing of the land.

David agreed to approach Dave for his advice.

Cycle Path

David agreed to request clearance of the cycle path.

7. Social Events

None

8. Treasurer's Report

Current account	£905.01
Deposit Account	£3681.20
Total	£4586.21

9. Any other business

None.