



Minutes

Meeting: Annual General Meeting of Ruskin Court Residents Limited

Date: Friday 2nd December 2022 at 4pm

Location: St Johns Church Hall, Church Hill, Knutsford, Cheshire WA16 6DH

In Attendance: XB
RB
VW
VL
SL
SS
DB
JS – Via video link
CT
KT
MC
JM

Emma Bonham-Grant (EBG) – Domain

Item No.	Description	Responsible Person
	<p><u>Apologies</u></p> <p>JD of number 38 and proxy vote was given to VW of number 2 VG of number 34 and proxy vote was given to VW of number 2 SM of number 36 and proxy vote was given to VW of number 2 MF of number 3 and proxy vote was given to VW of number 2 AS of number 35 and proxy vote was given to VW of number 2 MS of number 5 and proxy vote was given to VL of number 9 AW of number 4, no proxy given. GP of number 8 and proxy vote was given to VL of number 9</p>	
1.	<p><u>To receive and accept the Minutes for the last Annual General Meeting</u> These were accepted as a true and accurate records of the discussions had.</p>	
2.	<p><u>To receive and accept the Accounts for the year to 25th December 2021</u> The accounts were received and accepted.</p>	
3.	<p><u>To Appoint Accountants to the Company</u> Morton Baxter Associates Limited were re-appointed as Accountants to the Company from the conclusion of this meeting, until the conclusion of the next Annual General Meeting, and authorised the Directors to fix their remuneration.</p>	
4.	<p><u>To Appoint Directors to the Company</u> Mr John Seymour, as the longest standing Director is up for rotation and will be standing for re-election. A vote via show of hands was made with 6 votes in the room voting in favour of John's re-election and 5 additional proxy votes. There were 2 votes via show of hands voting against his re-election and an additional 2 proxy votes. Therefore, by majority vote John was re-elected as a</p>	

	<p>director at the meeting.</p> <p>EBG explained that 2 members had been nominated for the role of Director and given consent to act. A vote via show of hands at the meeting was given to appoint each person.</p> <p>Val Leete was nominated by Maureen Smith and has given her consent to act. There were 4 votes in the room and 7 proxy votes in favour of the appointment. There were 2 votes in the room against. Therefore, by majority vote Val was elected as a director at the meeting.</p> <p>Xavier Brooke was nominated by Vanessa Williams and has given his consent to act. There were 6 votes in the room and 7 proxy votes in favour of the appointment. There were no votes in the room against. Therefore, by majority vote Xavier was elected as a director at the meeting.</p>	
<p>5.</p>	<p><u>Any Other Business</u></p> <p>Long term parking – A concern was raised about a permanently parked car in the parking area for the apartments. It has been there for at least 5 years and is in poor condition. Following discussions it was agreed that every owner must adhere to the “Ruskin Court Parking Policy” which has clear guidelines as to how the area can be used. This will be added to the online portal for Ruskin Court and will be circulated with these minutes.</p> <p>Tree – EBG explained that the goat willow tree on the border with Ruskin Court and Mere Court is causing a health and safety hazard to Mere Court who have recently been in touch to report it to us. A quote for removal or a heavy cut back has been received from Bartletts Tree Surgery . DB expressed that he does not want the tree to be removed. EBG reassured everyone that 3 quotes would be provided to the board of Directors who would then make the appropriate decision.</p> <p>Cleaning and gardening – EBG explained that when the gardener and cleaner decided to stop services to Ruskin Court a tender process to appoint a new cleaner and gardener was undertaken. A schedule of works for each service was drawn up and agreed by the Directors and 3 companies for the cleaning and the gardening submitted their costings based on the schedules. The Directors made the decision to appoint new contractors based on cost.</p> <p>As of this last week the new cleaner has made the decision to also end services to Ruskin Court which means we have started another tender process. When the quotes are received, the board of Directors will make the appropriate decision.</p>	<p>EBG to issue the policy to each owner.</p> <p>EBG and the board of Directors.</p> <p>EBG and the board of Directors.</p>
	<p>With no further business to discuss, the meeting was closed at 4:45pm.</p>	