

Goulden House Co-operative
Annual General Meeting
Hybrid Meeting In Person and via Zoom
on 24 October 2022 at 7pm

MINUTES

Action Point	Who	Details
Trades Buttons	AG	Check timings and disable once intercom working
Cleaning Schedule	AG	Consider if cleaning schedules could be posted in sub-entries
Door Closers (esp. by Flat 229)	AG	Check and adjust all door closers in communal areas to prevent loud slamming
Abandoned Bikes	Committee	Consider doing a bike 'cull'

Attendees: 28 Remote, 25 In Person.

Chair: Richard Hickie. Secretary: Rex Wickham. Treasurer: David Taylor.

1. Welcome to our AGM meeting

Richard, the chair, welcomed the attendees to the meeting and said he was glad to see so many residents had come along, both in person and on zoom.

2. Apologies

Apologies were received from Rocco Tartaro (committee) and Chris Gomez (committee)

3. Minutes of the last AGM ([6 Oct 2021](#)) corrections and approval

The minutes of the previous year's AGM were presented by the chair. There were no corrections raised by anyone present. The minutes were Proposed as a true record by Richard and Seconded by Niamh Hennesy. Motion passed on show of hands.

4. Receive 2021/22 Audited accounts (15 mins). Available from Co-op office via email or on GH Website

1. [Goulden House Co-Operative Limited 2022 final accounts](#)
2. [Goulden House Co-operative Statement of Service Costs 2022](#)
3. [GH accounting methodology 2022](#)

The audited accounts of the Co-op were presented to the meeting by Richard. He advised they had been made available via the website and from the estate office for 2 weeks prior to the meeting. Richard handed over to the Co-op Treasurer, David Taylor.

David gave details of each of the documents presented, and said he was glad to see a surplus of £31,170 had been achieved. He said the accounts were slightly different this year with expenditure items being reorganised, which makes comparisons with previous year harder, but was necessary to be clearer in the future. David invited questions.

A resident asked about the £10,000 showing as contingency. Richard replied saying this was shown this way to allow the Co-op to retain the money. It was decided by the committee to build up a small reserve within the organisation to assist with cash flow. We no longer had the cyclical decs fund to use in this way.

A resident asked how the turnover figure was arrived at. Richard replied that it was the sum of all the service charges, which comprise allowances and direct costs. Any surplus would be paid back to leaseholders. David added that we always try to ensure the co-op claims all allowances we are entitled to. In addition for items that are uncertain, such as the electricity costs (in light of the large increases this year), the co-op reached agreement with the council to make adjustments during the year.

Richard proposed to the meeting that the accounts be adopted. David seconded. The motion passed on a show of hands.

5. Appointment of Auditors (15 mins) The committee recommends reappointment of Knox Cropper.

Richard explains that we review the accountants who produce the audited accounts each year. It was good practice to change the firm after a number of years, but the current auditors are fairly new in post and have been doing good work including on site visits.

A resident commented that there were delays in producing the accounts but this could be overcome with starting the process earlier. Richard agreed and added that a timetable next year would help keep on track.

The motion to approve Knox Cropper was passed on a show of hands.

6. Election of Management Committee members * (15 mins)

1. People Standing for Election
 1. [Rocco Tartaro](#) (203)
 2. [Rex Wickham](#) (41)
 3. [Javier Polenco](#) (202)
 4. [Anna Kirilov](#) (2)
 5. [Lois Davis](#) (106)
 6. [Sasha Holden](#) (199 & 264)
 7. [Stewart Harrison](#) (101)
 8. [Warren Harvey](#) (124)
2. Received but not due to stand down
 1. [Rosario Green](#)
 2. [Chris Gomez](#)
 3. [Marie Krum](#) (150)
3. Standing down this time
 1. Sasha Savich

Rex Wickham read out the names of the candidates who were all properly proposed and seconded and were all Co-op members. He said the committee was limited to 15 members and with the existing members and the 8 people standing this would add up to 14. Therefore there was no requirement for an election and the Chair declared that the members nominated were duly elected or re elected.

Richard thanked committee member Sasha Savich for her long service on the committee particularly when looking at the finances.

Richard noted this was the end of the Formal Business of the meeting and we would now turn to general questions and comments.

7. AOB

1. [Briefing to Chair of GHMC for AGM 24 October 2022](#)

Richard began by giving the meeting an update on various outstanding issues as detailed in the document attached – Lift replacement programme, structural survey, fans. Also included were updates on the annual monitoring review and the intercom issues. It was also noted that the council has announced that the rules on paying for Major Works have been updated.

A resident said that timescales for the works should be shared widely.

A resident asked why there was work needed on the lifts. Richard explained that they had a certain lifespan and after that repairs would be more costly than refurbishment/replacement.

Richard noted that the proposal for a full intercom replacement was estimated at £300,000 but the committee and estate manager had found an alternative option that cost far less.

Richard said he had been given a question in advance which was about the placement of the benches which are currently on the inner green, next to the bike sheds. A resident said

these benches were attracting anti-social behaviour including very late at night. Richard said the committee had agreed when the benches were sited that they would keep this under review and would take action if problems appeared and could not be overcome.

This point brought many comments from the floor about anti-social behaviour on the site, with the 4th floor walkway and stairwells particularly. It was widely agreed that this was on the rise. A resident said the Trades buttons were working during the night time which allowed non-residents access. A resident said the latch on one of the main entry doors was broken. A resident suggested that doors in the stairwells could be alarmed.

A resident asked why the 5 year plan was not being updated. Rex answered saying the 5 year plan is reviewed by the committee at least 4 times a year and that he would update the GH website with the latest version. The resident asked about the structural survey. Richard said he had given an update on this and it was pending action from the council.

A resident asked about a recent fire on a balcony and how it had started. Richard said the fire service had not yet reported if they had found the cause. A resident suggested that flammable items should not be allowed on balconies, but other residents said people needed to dry their washing outside.

A resident raised a point about the cleanliness of the estate. Another resident suggested that the cleaning schedule be posted for resident to see when their area was supposed to be cleaned, and they could contact the office if it did not happen. This idea had general support and it was proposed to ask the office to implement this.

A resident said she was being kept awake by a door closer slamming the door loudly in the area outside her flat. Other residents said they had also noticed some door closers were not working effectively.

A resident who cycles said could abandoned bikes be removed from the bike parking areas (especially on the 4th floor) to free up space.

There being no further comments or questions, Richard thanked everyone for attending and closed the meeting at approximately 9pm