



Annual General Meeting 2025

Agenda

Goulden House Co-operative

ANNUAL GENERAL MEETING

AGENDA

1. Welcome by chair / declarations of interests and apologies
2. Review of Last AGM minutes from 2024
3. Receive the 2023/24 Audited Accounts
4. Statement of Service Costs
5. Appointment of Auditors
6. Election of Committee members *
7. Digital Entry Phone confirmation
8. AOB/Questions

*Any Co-op member may stand for election to the committee. Please complete and return the nomination form to the office by Monday 15th September

ZOOM LINK: <https://bit.ly/GOULDENAGM2025>

Meeting Date: 17th September 2025 Meeting Type: AGM Meeting Time: 7:00pm Meeting Location: Community Room/Zoom

Draft Minutes of the Annual General Meeting 2025

Golden House Annual General Meeting – Minutes Date: Wednesday, 17th September 2025 Time: 7:00 PM Location: Zoom and Community Room, Golden House Chair: Richard Hickie Minutes Prepared By: Robin Hawkins (Company Secretary)

Attendees (via Zoom): • Adedeji Balogun (Flat 92) • Marie Herve (Flat 267) • Sharon Vit (Flat 263) • Hanchen B (Flat 130) • Nathan Peters (Flat 236) • Phil Twaddle (Flat 132) • Sheila Marsh (Flat 176) • Clea Sullivan (Flat 99) • Mary Jo Cortijo (Flat 47) • Josephine Alipour (Flat 76) • Foday Kamara (WBC)

Attendees (In Person): • Anna Kirilov (Flat 2) • V. Caranente (Flat 54) • Andreas Boden (Flat 54) • Sam Allwood (Flat 194) • Una O'Brien (Flat 149) • Pauline Denemont (Flat 24) • J. Denemont (Flat

24) • Niamh Hennessy (Flat 179) • Richard Hickie (Flat 66) • Robin Hawkins (Flat 160) • Judy Cotterill (Flat 57) • Annie Gleeson (Estate Manager)

Apologies: • Rosario Green • Javier Policanto

Welcome, Declarations of Interest, and Apologies Richard Hickie opened the meeting, welcomed everyone, and noted apologies. Declarations of interest were reviewed, and Anna Kirilov confirmed her previously declared interests. No new declarations were made.

Approval of Previous Minutes The minutes of the previous AGM held in 2024 were reviewed. No objections were raised, and the minutes were approved as a true and accurate record.

Audited Accounts 2023–2024 Niamh Hennessy presented the audited accounts. • The accounts were on budget. • WBC have allowed funds to be retained for the refurbishment of Entrance B. • Notes on the budget included: - Repairs to tenanted properties were higher. - Bulk rubbish costs have decreased. - Agency staff costs increased due to the finance officer leaving; a temp was engaged. - A vacancy for an office administrator remains, with recruitment underway for a permanent post.

No questions were raised. Richard Hickie asked for agreement to accept the accounts. No objections were raised, and the accounts were accepted.

Statement of Service Costs The statement of service costs was reviewed.

Appointment of Auditors It was recommended to reappoint Knox Cropper as auditors. A unanimous vote confirmed their continuation.

Election of Committee Members Three new nominations were received: • Chris Gomez • Andreas Boden • Una O'Brien

These were duly elected, bringing the committee to 13 members. As only a vote is required once the number exceeds 15, no ballot was necessary. It was noted that it is positive to welcome new members.

Further nominations were also received from existing committee members: • Rosario Green • Richard Robbins • Marie Krum • Robin Hawkins

Entry Phone System It was confirmed that WBC requires an annual vote at the AGM to decide whether to continue with the digital entry system. The alternative would be a full system replacement via major works estimated at £300,000. The committee and residents voted to continue with the existing digital system.

A question was raised as to why the AGM must confirm this annually. Annie Gleeson will follow this up with WBC.

Any Other Business (AOB) • Fire Door Inspections: Annie advised that inspections will take place in November. Letters will be sent to residents. Currently, 54 doors remain non-compliant. • Major Works: - Fans – Notice of Intention issued 9th July. - External Decorations & Windows – Notice of Intention issued end of September; billing expected October 2027. • WBC Audit: The recent audit achieved “substantial assurance,” an excellent result for Golden House Co-op. • Trees: A resident asked about trees blocking light. Annie will raise this with WBC.

Close of Meeting With no further business, the AGM was formally closed.