

Chorltonville Owners' Annual General Meeting 2025



Meeting note

Agenda

1. Apologies for absence.

Ivor Davis; Maggie Chamberlain; Richard and Mariche Chambers; Teresa Harlow; Paul Selway and Mark Dooris; Lucy Mitchell and Steve Keeney; Sue and Robert Worthington; Penny Inglis; Katherine Warburton; Hamish Beck; Patrick and Benjamin Savage; Jonathon Green; Louise and Pete Carlisle; Helen Elderfield; Sue and Bob Worthington

Present - Committee: Geoff Warburton; Simon Lennox; Blake Dobson; Nicola Barzotelli; Tony Fisher; Tana Wollen; Xanthoula Maitou;

Residents: R & V Watson; Shirley Quinn; D Reen; Alice Barnes; Kevn Bennett; Hamish MacKay; Ann MacKay; Mike Gavin; Derek Carline; Maggie Mackay; Matt Brown; Alan Tomlinson; Mario Bartolozzo; Jac Murray; Paula Turner; Jane McMillan; Steve Bainbridge; Audrey Tulley; Camilla Guereca; Cath Savage; Rachel Gutteridge; Gabrielle Baker; Mark Chamberlain; Brian Sharpe; Ian Violet; Peter and Pip Ives; George Blevings; Sue Glenn; Laura Hopkins; Jenny Osborne; Clare McGettigan; Pranab Bhadra; Sownak Roy; Isabel Wright; Nicky Vendy

2. **Review minutes of the 2024 Annual General Meeting.** Correction: R and V Watson and Isobel Wright had been missed off attendance list. With this correction proposed as accurate by Ann MacKay, seconded by Shirley Quinn. Voted to accept.

3. Matters Arising.

None raised.

4. Chair's Report.

The Chair spoke to highlights from his report which has been circulated with agenda in advance. Chair thanked the committee to round of applause from the room.

The Chair asked Geoff Warburton to speak to the photography competition for use on our website. Geoff encouraged all to enter. Entries can be uploaded on the website (<https://www.chorltonville.org/for-residents/photographic-competition.php>).

Entry will require an identifying code to enable uploads. This code was sent in the email dated 2 March "March Newsletter and Photo Comp".

To request this code again, send an email to photocomp@chorltonville.org stating name, house number and road.

The Chair referenced spend by each budget. Gullies are a particular problem as its impossible to predict how much each costs until we start work on it.



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The Chair referenced planned tree work, and that damage to personal property arising from unforeseen issue eg branch blown off tree in storm is responsibility of each householder to insure against.

5. **Annual Statement of Account and Treasurer's Report.**

The Chair spoke to the Treasurers report in her absence, highlighting 2025 budget plans and use of contingency and to run a deficit budget. He referenced the question of VAT liability, and updated on exploratory work on this topic being undertaken by the Treasurer, who has made enquiries at HMRC with no final response as yet. The Chair confirmed the Committee will investigate all options fully before committing to VAT registration, but is planning for worst and hoping for best.

The Chair also explained that in response to previous enquiries from residents, direct debit charges are currently £750 or higher, so this is not felt to be good use of Ville funds. Treasurer will keep watching brief on this issue however.

Ian Violet proposed the accounts are approved, Alan Tomlinson seconded. Voted as approved.

In response to questions, it was clarified we do have public liability insurance, and that the significant additional spend on insurance in 2024 was as a result of having to pay an excess charge on a negligence claim arising from tree damage.

Some discussion took place around VAT, including that this will entail more work for the Treasurer which in turn is likely to become an increasingly unattractive (unpaid) role; an observation was made that this might lead to a need to commission a professional bookkeeping service, with consequent additional costs.

A question was asked about the legal status of the Committee, and it was confirmed that the Committee is simply a group of local residents elected by their neighbours for the purpose of preserving the amenity of the estate.

Suggestions were made that the Committee contact other similar organisations to enquire how they are managing the VAT issue, this was felt to be a good idea and the Committee will take this forward. The meeting was reminded that we had previously been members of the Association of Garden Villages who might also be able to support on the VAT question. The Committee will look at this option also.

Finally on this topic it was suggested there may be local residents with tax expertise who could assist on the VAT question.

6. **Managing our trees and risks arising** – discussion item

The Chair described the plan to make a survey of all Chorltonville trees to establish need for action, a risk assessment and re-assessment frequency. Although this met with the meeting's approval it was suggested a 2nd estimate is obtained before going ahead. Tree Plotter is recommended as a good app, being used by Manchester City Council, the Committee will find out which App is being recommended by current contractor Tree Station.

7. **Vehicle damage to The Meade** – discussion item



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The Chair introduced this item and reminded the meeting that kerb stones are shaped to fit the size of the circle, so reducing the circumference is unlikely to work.

Inserting stone setts inside the ring of kerb stones was suggested, and even with the cost likely to be very significant many people felt this was probably the best solution. Several people felt this is a very important issue and there was a suggestion for phasing the work over some years. However others raised the diagnosis of the problem – ie is it careless visiting drivers or residents parking on the carriageway forcing drivers onto the grass? The meeting was reminded we have previously asked those residents who could park on their driveways to do so to reduce risk of over-run and met resistance to this from those residents. Another suggestion was residents should park on the inner edge of the Meade rather than the outer edge.

The discussion also heard that the contingency fund is not a savings account and could legitimately be used to implement a Meade solution, however others made it clear the meeting was not unanimous on this point.

The question of Meade ownership was raised, and in this context the question of liability in the event of a claim arising from something that happened on the Meade. A land registry search on the Meade undertaken 2 or 3 years ago revealed no listed owner, however some Meade residents have a portion of the Meade listed on their property deeds.

There was a suggestion for signage flagging the importance of not driving on our verges; some felt this was a good idea but some disagreement as to its effectiveness.

A comment was made that bollards are difficult to mow around, so should be placed in pebbles rather than grass. Another suggestion was that a levy be payable by Meade residents in recognition of the issues caused by parking on the carriageway. Another suggestion was that we create a Meade “fund” and add to it annually with a view to a permanent solution to the overrun issues.

There was further discussion that it isn't only the Meade that suffers from vehicle damage. The Rotunda suffers similar damage, as do other verges around the estate. Several present felt that any solution should be applied to both Rotunda and the Meade. The meeting heard that the tall wooden poles inserted on the edges of the Rotunda had proved effective and a request that these be reinstated.

8. Budget Proposal and setting of the annual Levy for the current year.

Chair invited any questions re projected costs and sought the meeting's approval of the proposed levy. Hamish McKay proposed, George Blevings seconded. Proposal for £15 increase was carried, therefore levy for 2025 will be £325.

9. Elections to the Committee.

The Committee currently comprises:



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Simon Lennox (Chair); Maggie Chamberlain (Treasurer); Blake Dobson (Secretary); Tony Fisher (Roads/footpaths); Nicola Barzotelli (Trees); Xanthoula Maitou (Verges); Geoff Warburton (Website); Ivor Davies (Gullies); Peter Blum (Leaves and Insurance); Tana Wollen (Leaves).

Maggie Chamberlain, Blake Dobson, Nicola Barzotelli, Xanthoula Maitou, Geoff Warburton and Ivor Davies have all served a full term of 3 years and are all standing for re-election for a further term.

Hamish McKay proposed re-election and Ian Violet seconded this proposal. All were re-elected into office with no dissent.

A Vote of thanks to the Committee was proposed from the floor, and also to the Gardening club for planting bulbs which are currently so beautiful.

10. **Appointment of Honorary Auditor.** Karen Zelin has agreed to act as our hon auditor for another year. Mark Chamberlain proposed Ms Zelin as Hon. Auditor and Isabel Wright seconded.
11. **Motions** no motions had been notified to the secretary
12. Any other business.
 - a. **Chorlton Open Gardens** - in aid of Freedom from Torture and Refugee Aid; only 3 in Chorltonville this year. Could we have a couple more gardens opened up? Sunday 29th June. Please contact Ann McKay via info@chorltonville.org. A leaflet will also be placed in the lectern.
 - b. **Gully** at 85/87 South Drive – gully is blocked. Ivor Davis to contact householder.
 - c. **School streets** – question: is it now permanent? Some present thought that it has now been made permanent. A Whatsapp message has gone out in the following terms:

Hello, Brookburn Primary's School Street is currently running on the following days/times this half term:

 - Monday morning
 - Tuesday morning
 - Thursday morning and afternoon

The number of shifts running has been reduced due to a shortage of volunteer marshals. They're seeking extra helpers either on a weekly, bi-weekly, or occasional basis. If you think you could help out to keep this community initiative going, please get in touch by emailing activetravel@brookburnpta.com.
 - d. **Pruning of trees** inexpertly – a reminder from the floor this can lead to proliferation of growth.
 - e. **Tree replacement policy.** Examples of trees being planted on South Drive and Rotunda that will grow into large forest trees, leading to a lot of light lost. Chair agreed the Committee will speak to Tree Station re planting appropriate trees.