

Minutes for BTC Annual General Meeting

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| Meeting Information | | | |
| Date | 8th December 2022 | Commenced | 7.30pm |
| Location | 155 Battersea Rise SW11 1HP | Adjourned | 8.30pm |
| Chair | Rory Cargill | Secretary | Tracey Fagan |

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| List of Attendees | Apologies |
| Richard Bell (RB), Rory Cargill, Lorraine Hayward (LH), Alistair Fraser (AF), Merlin Fulcher (MF) Treasurer, Tracey Fagan (TF), Pauline Lynch (PL), Ramsey Quaynor (RQ), Bernadette Armstrong (BA), Mark Watson (MW), Tracy Savin (TS) Assistant Manager, Klidzia (KK) Manager  Attending online:  Chloe Porter (CL), Julia Fulcher (JF) | Danny Cooke, Daniel Studholme, James Studholme, Lena Clohssy, Heather Gurney, Carole Barnett, Aurelie Studholme |

3 Minutes and Matters Arising

3.1 Minutes of previous meeting

RB stated that bank balance sheets should be circulated at the AGM.

A question arose regarding ethical banking. KK stated that it will be addressed in AOB.

MW was present at the last AGM but was omitted from the list of attendees. In addition, it should have been documented that he is a member of the Management, Maintenance, and Membership and Allocations Committees. The Chair will amend and initial.

The minutes for the last AGM were proposed by LH, seconded by AF 10 in favour, 1 abstention and 0 against.

4 Approval of Audited Accounts to 31st March 2022

Treasurer:

Audited accounts and income and expenditure statements were circulated. The Co-op has a surplus in excess of £175,220. Broadly speaking, BTC is in a healthy financial position. However, the organisation must remain cautious in the light of the current economic climate.

The accounts were unanimously approved. Proposed my MF, seconded by RB.

5 Annual Report

The annual Report will be circulated to members. The Chair and KK summarised the report. MF spoke about ethical banking. BTC banks with HSBC because it is the nearest bank to the office. He explained that using a single bank can pose a risk as only a maximum of £85,000 is guaranteed should a bank become insolvent. Furthermore, BTC should explore better rates for savings and perhaps research Ecology or Starlin as a second bank.

HSBC interest rates are low whilst their loans and repayments are very high. MF proposed that BTC pay off the debt to HSBC using the reserve. RB cautioned against being too averse to being in debt but did agree that the interest rate was too high. KK added that BTC would like to raise the number of properties from sixty-six. A long-term plan was suggested by RB.

6 Policy Matters

None

7 Nominations of Management Committee Member and Volunteers for the Sub-Committees

KK and TS will create some literature regarding the roles and responsibilities of the various committees for new BTC members.

7.1 Officers

Secretary Tracey Fagan

Treasurer Merlin Fulcher

Chair Rory Cargill

7.2 Management Committee

Merlin Fulcher Danny Cooke Lorraine Hayward

Richard Bell Julia Fulcher Alastair Fraser

Rory Cargill Tracey Fagan Mark Watson

Adrian Porter Daniel Studholme Kirsty Porter

7.3 Maintenance Committee

Merlin Fulcher Danny Cooke Richard Bell

Lorraine Hayward Ramsey Quaynor Mark Watson

Adrian Porter Chloe Porter

7.4 Membership and Allocations Committee

Danny Cooke Julia Fulcher Mark Watson

Alastair Fraser Lena Clohssy Kirsty Porter

7.5 Complaints Committee

Emily Sampson Richard Bell Bernadette Armstrong

Julia Fulcher Tracey Fagan

8 Election of the Management Committee and approval of the members of the Sub-Committees

8.1 MF proposed approval of the Management Committee; seconded by RC.

All present were in favour.

8.2 RC proposed approval of the Maintenance Committee; MW seconded the proposal. Unanimous decision.

8.3 LH proposed and MW seconded approval of the Membership and Allocations committee. All attendees were in favour.

8.4 Approval of the members of the Complaints Committee was proposed by RB; seconded by MW. The meeting agreed unanimously.

9 Election of Auditor, Accountant, Solicitor and Bank

These are to remain the same.

Proposed by TF; seconded by RB and the meeting agreed unanimously.

10 Election of Managing Agent

Treetop is currently the managing agent for BTC. AF proposed Treetop to continue as the agent. This was seconded by RB and the meeting agreed unanimously.

11 Any Other Business

Although initially ethical banking was to be discussed within this item, it was discussed in item 5 the Annual Report.

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| Approval of Minutes | | |
| Member’s position: | Signature: | Date: |