



Creekmoor Community Association Steering Group

Meeting 4th November 2003

Present:

Andy Pedrick	<i>Chairman</i>	Andy Rice	<i>Deputy Chair</i>
John Godber	<i>Secretary</i>	Sandy Openshaw	<i>Treasurer</i>
John Rampton	<i>Borough Representative</i>	Roy Cook	<i>Social Club Representative</i>
Phil Blake			

Apologies:

Tony Smith	Judy Butt
David Butt	George Galway

1. Introduction

The group thanked Andy R for chairing the Annual General Meeting.

2. Previous meeting minutes

These were agreed.

3. Matters arising

#3.1 Plumbing: dealt with under #6 below

#3.2 Grass Cutting: Complete.

#3.3 Community Matters: It appears that we have to stick fairly closely to their model constitution to comply with the Association's charitable status, but within the framework we will take the opportunity to incorporate any necessary revisions that are necessary to get it right – we don't want to be amending the constitution further down the track. The implications for those of use who would become trustees need to be fully understood before we commit to that.

Phil offered an alternative possibility which would be to become a charity limited by guarantee.

There should be an existing constitution, but no one seems to know where it is or what it says. Anyone with any clues please shout up. As far as we know the only current trustee is Bob Williams, one other having died, and the final one being unknown.

We may be able to use Chris Eames at Borough for legal advice.

#3.4 Sue Ticehurst thank you: Sue Rice to deal via Andy P.

#4.1 List of members: Thanks to Sue Rice for compiling this.

#6 Building matters: The leak in the ladies toilets continues. Under the lease, Borough are responsible only for the externals of the building, CCA are responsible for the drains. The situation needs further investigation. Andy R has made some adjustments to the water flow rates in the toilets that may resolve the drains issue, and will continue to investigate. John R is looking at the insurances with Borough to check out the extent of coverage. Sandy raised a question over whether we are adequately insured under our current policy.

The £1000 spend on plumbing was agreed; Andy R will look around for a second-hand trough for the gents.

The caretaker appointment raised some questions over how to manage the employment situation.



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4. Treasurer's report

Despite the healthy situation reported at the AGM as at the end of March, the situation has declined since then, with the Social Club having difficulty meeting their rent payments, because of declining sales and membership. We do have the authority, and a loose commitment, to review the rent.

We are also suffering from falling use of the hall, and the reduced income that means. A contributor to this is the difficulty Sandy has had in getting hold of Steering Group members. It is vital that we support Sandy and respond to her requests as quickly as we can.

The change of officers means that Sandy needs to amend the allowed signatories to the bank accounts. These will be the Chairman - Andy Pedrick, Secretary – John Godber, Treasurer – Sandy Openshaw, and Deputy Chair – Andy Rice.

5. Chair report

Given at AGM.

6. Achievement, direction & planning

Andy P reiterated Sandy's plea for all to contribute to the success of the group by responding promptly to requests.

He also stated that he will be continuing the discussions with Creekmoor Community Group with a view to a merger, possibly in April 2004 at the end of the current CCG membership year.

It was agreed that Andy should approach Jenny Waldron to serve as a co-opted member of the group and make available her significant knowledge, experience, and involvement in environmental matters.

7. Social Club

Phil Nicholas joined the meeting for discussions concerning the Social Club.

He was updated on the previous discussions about the drain problems, and raised the issue of security as a contributor to the problem, with just about anyone coming into the building to use the toilets. Security on the entrance would be a great help, and we can look for assistance (possibly) to Borough. Rather than expensive card key or similar arrangements it may be more economic to simply fit a Yale lock and provide keys to members. Phil N will look at the costs involved.

Sanitary supplies are a problem at the moment, so we will look to compile a list of standard regular supplies and come to an arrangement with Tower for a regular delivery of the standard items.

The boiler is not working and there has been no hot water for some time. Andy R will deal with the problem, using Brian.

There is a leak in the roof that lets in water when it rains. Andy P will raise this with John Rampton to try and get it fixed.

Phil N was asked to chase up the rent from the social club Treasurer, and to obtain a current set of accounts to support a rent review.

8. Any other business

The next meeting will be at 7:30 on the 1st December, and will be aimed at reviewing the model constitution. All should pre-read and develop a list of questions to bring to the meeting. We will target April 2004 for the adoption of a new constitution and a re-launch of the Association.