

HOLMEFIELD PROPERTIES LIMITED

Company Registration Number 01673501

ANNUAL GENERAL MEETING - MINUTES

THURSDAY 26 JUNE 2025 – 18:30

THE COMMUNITY CENTRE, HESLINGTON, YORK

Signing of the Register of Attendance:

Ms M Purcell	36 Peel Close
Ms B Heap & Ms S Green	38 Peel Close
Mr M Dean	41 Peel Close
Mrs S Bunday	58 Peel Close
Ms M Knowles	2 Turners Croft
Ms H Harris	5 Turners Croft
Mrs B Bracamonte	14 Turners Croft
Mr A Forrest	15 Turners Croft
Mrs S Longridge	16 Turners Croft
Mr P Hall	18 Turners Croft
Ms J Wheeler	21 Turners Croft
Ms A Holdsworth	24 Turners Croft
Mr & Mrs P Coe	25 Turners Croft
Ms J Tomlin	30 Turners Croft
Ms W Haigh	32 Turners Croft
Mr M D J Wilson	Mudd & Co – Managing Agent
Ms S J Wood	Mudd & Co – Managing Agent

1. To receive apologies for absence

Mr A Peace	6 Peel Close
Mr G Pickard	7 Peel Close
Mr M Wood	18 Peel Close
Mr T Haynes	25 Peel Close
Ms C Wardlow-Kaye	28 Peel Close
Mr & Mrs M Coulson	35 Peel Close
Ms S Harvey	49 Peel Close
Mr & Mrs Bailey	54 Peel Close
Ms S Rodmell & Ms P Kendrick	3 Turners Croft
Messers Marshall	10 Turners Croft
Mr & Mrs S Mummery	26 Turners Croft
Mr J Low & Miss I Sulikova	29 Turners Croft

2. To receive and adopt the Directors Report for the past year

Mr M Wilson of Mudd & Co Block Management read The Directors report which summarised the works undertaken up to the date of the AGM. A copy was issued prior to the AGM and if any owner requires a copy, this can be requested via matthew@tjmudd.com or sasha@tjmudd.com

Ms Wheeler raised two issues;

First, that the problems with the Eastern Boundary hedging also applied to some of the Southern boundary. She pointed out that this had been raised at the last AGM and the Managing Agent had been asked to find out who was responsible for maintenance of the hedging along this boundary with a view to resolving the overgrowth. The Managing Agent again agreed to investigate the situation on the Southern boundary and seek a resolution with the responsible party (thought to be the University).

Second, she asked about the criteria upon which a decision would be made as to whether or not to implement the UKCPS proposals for Turners Croft? It was important that residents were kept fully apprised of the impact on Turners Croft of the six month trial of managing parking in Peel Close, and that residents were fully consulted about the proposed way forward.

Ms Wood explained that a letter would be sent to all owners within the next fortnight outlining the practicalities of the parking scheme trial in Peel Close, and proposals for Turners Croft where

signage would need to be placed on individual properties with the consent of each owner. General discussion took place as to whether there was currently a parking issue on Turners Croft, with examples of issues given whereby non-resident / unentitled vehicles have parked either outside individual houses or in-between garage areas, blocking residents access to their garages.

It was confirmed that the parking control will be trialled for an initial six months in Peel Close and this should provide information on the impact on Turners Croft which would help inform the way forward.

Enquiries regarding the use of the Community Centre have been received and these are being discussed. Residents are welcomed to share suggestions or ideas for how to increase Community Centre bookings.

3. To receive and adopt the Financial Statements for the year ended 31.12.24

Accounts for the year ended 31 December 2024 were distributed at the meeting and any property owner requiring a copy can request these via matthew@tjmudd.com or sasha@tjmudd.com

Service Charge income had increased from £45,205 up to £53,392 with interest from debtors increasing to £2,034. Expenditure had reduced from £32,480 down to £29,665 which resulted in a net surplus of £26,332.

The Community Centre hire fees and washing machine fees were slightly reduced with running costs of the Community Centre increasing and resulting in a net deficit of £2,325. This is partially the reason for the increased costs of the washing machines from June 2025.

Mr Hall queried the increase in the bank balance held by the Managing Agents and Ms Wheeler queried the level of interest being received on the account. Ms Wood explained interest is restricted due to the nature of how funds need to be held by the Managing Agent.

4. To reappoint the Accountants

It was unanimously agreed to re-appoint Fortus (previously named JWP Creers) as the accountants. This was proposed by Ms Wheeler and seconded by Ms Green.

5. To elect the Directors.

The Directors Ms Heap, Mr M Dean and Mrs Bracamonte stood for re-election. The Directors standing for re-election were unanimously re-appointed. Volunteers for new Directors were encouraged and anyone with an interest should contact the Managing Agent.

6. Major works for 2025 / 2026

Mr M Wilson explained that the remaining garages are to be painted in July 2024.

Ms B Heap suggested that areas of the Estate would benefit from re-surfacing and that an assessment of all areas should take place and work prioritised on a need and cost basis. Ms Wheeler raised that the tarmac in front of the gate of 21 Turners Croft had been damaged during recent contractors work and required re-surfacing.

Residents felt that Grounds Maintenance was going well, and thanks were expressed to the Garden Taskforce for their work. As mentioned in the Directors report, York Garden Services are to increase their visits between April and September to be weekly visits.

7. To propose and adopt an increase to the annual service charge.

Having increased the service charge in 2023, it was agreed that this should be reviewed every 3-5 years, and no increase was proposed for the next 12 months.

8. To transact any other ordinary business authorised to be transacted at an Annual General Meeting of the Company

No other business.

9. Any other business

There being no other business the meeting closed at 18:50