

**Minutes of the
WAM Annual General Meeting
held Thursday, 14th September, 2017
at Chesswood Junior School
attended by 43 members**

*This summary should be read in conjunction with the presentation slides
which you can download from www.wamplots.org.uk*

1. The chair welcomed Andy Edwards to the meeting as WBC representative
2. Apologies for absence from Geoff Bernstein, Steve Jowett, Angela Tanner, Robin Chapman, Terry Edwards, Natalie Gillet (Tarring), Mike Spencer (George Vth).
3. Minutes of the 2016 AGM were accepted as a true record. Proposed John Scrace, seconded Denis Chadwick
4. There were no matters arising not covered by the agenda.
5. Chair's report
 - a) The Chair's report stressed the cost in time and money of rubbish disposal and the responsibility of all tenants to remove their own and not leave it behind for working parties.
 - b) Scrap Metal has been recycled to raise, to date £4,469.06p for a humanitarian charity.
 - c) Site improvements were detailed, which are illustrated in the slides. They include tree felling on several sites, Tarring entrance beds, disabled access at George Vth, deep beds and accessible toilet for disabled tenants at Chesswood, social area, orchards and coppice at Chesswood. WBC have submitted a capital bid for water pipe replacement at Tarring.
 - d) The vital role of working parties was stressed and members invited to join as and when they can spare some time.
 - e) Members were invited to speak with overseers about any priorities for investment not already covered in the presentation
 - f) Angela Tanner has been building on the foundations laid by Bill Geddes and guided WAM to a very useful upgrading of our procedures and documentation.
 - g) Late payment of invoices causes additional work and may lead to penalties for late payment if the problem persists.
6. Secretary's report
 - a) Changes to our Terms and Conditions as detailed on the presentation were approved proposed Peter Hannam, seconded Richard Taylor.
 - b) A change to our Constitution as detailed on the presentation was approved, proposed Peter Hannam, seconded Janet Robins
 - c) A change to our Service Level Agreement with WBC was noted
7. Treasurer's Report

- a) Income and expenditure are detailed on the presentation. We have spent most of our income this year but retain a healthy balance, with £10k being the minimum surplus we have agreed with WBC to retain for contingencies. In response to a question from the floor, it was pointed out that we do not at present earn interest on our reserve because (a) at this early stage we had no certain knowledge of likely reserves we could put to one side and (b) we have not yet found an account suitable for that purpose.
 - b) The draft (not yet audited) report was accepted and rent levels for 2017/2018 were agreed at £8 per rod, proposed Richard Taylor, seconded Rik Pease. It was noted that Humber pay £10 per rod.
8. Our previous auditor has moved from the area and is replaced by Phil Woodgate FCCA, proposed Richard Lawson, seconded Jeff Jones.
 9. Our current treasurer will resign in one year so we need to prepare a replacement. Bill Geddes has handed responsibility for Health and Safety to Angela Tanner. John Scrace has taken over maintenance of the waiting list. Bill Mann resigned as overseer Chesswood and is replaced by Brian Read. The committee listed on the presentation were approved, proposed Tony Sankey, seconded Sarah Palmer.
 10. The Geddes Cup was presented to Paul Eustice
 11. WAM will share a stall at the Green Dreams festival with WAGA.
 12. Jack Powis stressed the importance of working parties and thanked them for their hard work and resourcefulness.
 13. Date of next AGM was fixed for September 2018.