



## Eastington Community Land Trust Ltd. (ECLT)

### 125<sup>th</sup> Meeting of Board Members

Village Hall 7.00 pm

Thursday 15<sup>th</sup> December 2022

### Minutes

1. **Attendance:** Tom Morrison (Chair) (TM)), Lynne Farnden (Treasurer) (LF), Emma Pickernell (EP), Nicola Rowlings (NR), Tom Low (Secretary) (TL).

**Apologies:** Muriel Bullock (Vice Chair) (MB), Anthea McCann (AM), Alan Brasier (AB), Cllr John Jones (JJ), Martin Elliot (ME), Tim Crane (TC).

**Declarations of Interest:** none

2. **Approval of Minutes**

The minutes of Board Meeting of 17<sup>th</sup> November 2022 were approved to be signed by MB.

3. **Financial and Administration Report**

- 3.1 **External Examination of Accounts**

The Accounts were approved for publication to ECLT Membership via the AGM Agenda

- 3.2 **Invoices**

There were three invoices which were approved, leaving a balance at bank of £65,627.48 after bank charges and all cheques being accounted for.Bo

- 3.3 **Review of Insurance Renewal Questionnaire**

TL had clarified the contents of the cover and LF had posted the questionnaire and the cheque for the premium.

- 3.4 **Arrangements for TL's sabbatical in 2023**

Board unanimously accepted TL's report, including proxy votes. There would be 3 roles:

- Company Secretary: Board would support NR for election at the AGM
- Minutes Secretary: Board appointed AM, TL to hand over by the AGM
- Technical Director: Board appointed EP, TL to hand over by the AGM

Signed by TM, Chair ..... 2023

TL reported that Terri Hibberd of 2RH would attend the 19<sup>th</sup> January 2023 Board, to meet the new appointees. TM asked that Sam Hale of Aster Homes be informed as well.

**ACTION: TL and others**

### **3.5 Arrangements for AGM**

It was agreed that the AGM will be on 2<sup>nd</sup> February 2023. TM asked that the agenda contain any resolution pertaining to TC's revue of Section D of the Rules.

It was agreed that, in the event of JJ being unable to attend the AGM, TL would preside over the necessary elections, being by then a Trustee with no interest in the elections.

## **4. Project Two**

### **4.1 Update on exchange of contracts**

The Landowners' solicitor had asked that we "hold fire" whilst he attempted to arrange a meeting. TM reported that as of December 14<sup>th</sup>, the Landowners' solicitor had been informed that there would be no meeting (six weeks having elapsed with no response) and that it appeared that contracts were agreed (there having been no substantive changes from the Landowners for several months).

A deadline was set of 20<sup>th</sup> December, for the Landowners to refute the agreement of contracts, otherwise ECLT's solicitor would move to engrossments.

**ACTION: TM and TL to monitor**

### **4.2 Progress on S 106**

TL reported that he had chased 2RH, with whom the latest draft resides. If it is not returned by 19<sup>th</sup> December, our solicitor will be asked to chase, in the hope that we can forward it to SDC before the Xmas break.

**ACTION: TL**

### **4.3 Progress on planning application**

We await SDC planner issuing a full list of draft Conditions.

## **5. Date of next meeting**

The next meetings were agreed as 5<sup>th</sup> and/or 19<sup>th</sup> January 2023 at 7.00 pm in the Village Hall. If there is insufficient business, the meeting of 5<sup>th</sup> January would be cancelled.

**Meeting closed at 7.50 pm**

**Tom Low, Secretary**

**December 2022**

Signed by TM, Chair ..... 2023