

Powerstock & District Community Land Trust



Minutes of Meeting of the Directors on Wednesday 28th January 2015, 6.30pm at the Marquis of Lorne, Nettlecombe DT6 3SY

Present: Vanessa White (Chair), Steve Poole, Channy Kennard, Keith Rixton, Nerissa Jones, Lynne McLaughlin, Judith Griffies, Tim Connor

In attendance: Victor Crutchley

1. Apologies: none.

2. Minutes of the Meeting held on 8th December 2014

These were agreed to be a true and accurate record.

3. Matters Arising

Website: VW to email JS and ask if drawings could be uploaded by end of January, as this had been publicised in the ECV.

Visit from Sixpenny Handley CLT: £100 hosting fee still pending.

4. Chair's Report

The Chair reported that Hastoe's solicitor did not want to include the customary clause offering the CLT the chance to buy back the affordable housing lease after 45 years. VW had expressed the view that the CLT would want to maintain this option but could be flexible on how it would operate. The group agreed that this was the right approach and felt that if the clause was not included, then an explanation of the change in policy was required.

5. Treasurer's Report

Account balance at £13,751.08. All invoices had been paid, including Total Survey Solutions invoice of £1,920, for existing drainage survey. There was nothing showing in the budget for this work and it was suggested that this be raised at the next Affordable Housing Steering Group meeting.

The Treasurer then presented accounts from 12th December 2013 to 11th December 2014 and from 12th December 2014 to 31st December 2014. These were examined by the Directors and would be circulated with the notice of the AGM, so that members could look at them and then vote on whether an audit was required.

6. Membership Applications

There were no new membership applications.

7. Preparations for AGM

- AGM agenda - this would include items suggested under rule 28.4, which sets out the business for the AGM. VW offered to draft and circulate the Directors' report.
- Directors' retirement ballot - there was no ballot as SP, KR and JG offered to stand down as Directors at the AGM, in order to start off the rotation. All three were prepared to stand for re-election and were supplied with the relevant form to be submitted by 16th February 2015.
- Standing orders - it was proposed by SP, seconded by TC and ALL AGREED that a standing order be created, which would limit the number of directors to 9.

8. Annual Return

The Treasurer pointed out that the quote from Burton Sweet included submission of the required CT600 Annual Return. At the Treasurer Training session Burton Sweet had recommended that they be asked to complete this, rather than the CLT using the HMRC software, which was not very user friendly.

9. AOB

There was none.

10. Date of next meeting

AGM - Wednesday, 4th March 2015, 7.00pm at the Hut, Powerstock
Directors Meeting - 18th March 2015, 6.30pm at the Marquis of Lorne