

Meeting Name:	Slaley Hall Owners Club Committee Meeting		
Date of Meeting:	11 March 2019	Time:	10:05
Minutes prepared by:	Jen Atkinson	Location:	Slaley Hall Lodges
<b>Attendees:</b>			
Bill Johnston (BJ) Chris Harder (CH) Barry Cobley (BC) Maureen Young (MY) Iain Waite (IW) Sara Burton (SB) Richard Cheesman (RC)	Owners Representative & Committee Chairman Owners Representative Owners Representative Owners Representative Resorts General Manager, Management Company Representative SHLL Founder Member Representative SHLL Resort Manager SHLL		
<b>Agenda and Notes, Decisions, Issues</b>			
<b>Apologies</b>	None received		
<b>Minutes from meeting held on 12 January 2019</b>	The minutes of the meeting were agreed as correct. BJ signed a copy.		
<b>Matters arising from the AGM</b>	<p><b>Potential sale of lodges</b></p> <p>RC has contacted the local planning authority. They can't give a definitive answer without a formal application but suggested attendance at a quarterly forum. RC to attend.</p> <p><b>Lodge welcome meetings</b></p> <p>The meetings were reinstated at South Lodge. These were poorly attended and were cancelled. Guests are welcome to visit South Lodge to meet staff, ask questions and enjoy a coffee.</p> <p><b>Fee Calculation</b></p> <p>When calculating the proportion of the fees; the same ratios apply to each calculation so the percentage increase is correct, consistent and fair.</p> <p><b>Activities for Guests</b></p> <p>South Lodge will advertise all events offered by the hotel.</p>		
<b>Property Report</b>	<p>No guest or staff accidents.</p> <p>Villa 12 has had the passage carpet replaced, steps have been added at Lodge 9 and handrails have been added to lodges 9, 33 and 54.</p>		

	<p>General repairs are on-going.</p> <p>A case has been opened with Dimplex (heater manufacture) regarding the thermostat issue on heaters that are out of warranty. RC has had an area of road outside Lodge 6 &amp; 7 measured for repair, just waiting for the quote from the contractor. 27 Lodges have had the gutters replaced. Positive feedback regarding the trees felled at Lodge 6, 7, 49, 50 &amp; 51.</p> <p>Refurbishment on Lodge 21 is nearly complete. Feedback from completed refurbishments has been very positive. BC asked if it is possible to reconsider whether the shower in some twin bedroom ensembles should be a power shower, rather than an electric shower. This will be reviewed and a test of the electric shower in Lodge 28 will be completed.</p> <p>New buggies will be delivered on 25<sup>th</sup> March and will be rolled out over the week.</p>
<p><b>News from Owners/ Management Company</b></p>	<p>Aprirose are no longer using RBH to manage the hotel. They have set up a management company named Almarose so they can manage the hotels themselves. They have employed another company to help with the transition over the next 6-12months.</p> <p>There have been a total of 67 formal requests for the exit strategy of which 34 have been completed. (2015-2019)</p>
<p><b>Finance report</b></p> <p><b>Debt</b></p>	<p>SB ran through the Q3 report. Overall there is a slight underspend. There has been underspend in manning due to restructuring and removing department heads, employment gaps &amp; long term sickness. SB suggests moving the saving to the sinking fund where it can be allocated to part of the cost of refurbishing Lodge 30.</p> <p>Everything allocated from sinking fund is coming in on budget.</p> <p>Debt collection continues, anything that is currently not being pursued will be held until the 19/20 fees have been raised. There are a couple of court cases pending.</p> <p>SB presented the breakdown of the proposed 19/20 budget. This included refurbishment of lodges 24, 26 and 30. The committee are keen to keep the increase below 3%. The factorial fee was reduced to 14.7% to accommodate this.</p>
<p><b>Communication with owners</b></p>	<p>IW has been in contact with an owner regarding the exit strategy. It was agreed that the club will offer the exit strategy. IW to contact owner.</p> <p>RC has spoken with an owner who wanted the committee to review his electricity bill, the committee agree the bill was correct. RC to contact owner.</p> <p>Majority of feedback from questionnaire is positive with no recurring negative feedback. Most guests would recommend Slaley Hall.</p>

<p><b>Consideration of EUROCC and possible membership of the new organisation</b></p>	<p>BJ issued information relating to EUROCC prior to the meeting so that members were aware of how the organisation is expected to run and the goals they wish to achieve. BC proposed joining, this was seconded by MY &amp; CH.</p>
<p><b>Confirmation of dates of future meetings</b></p>	<p>21 June 2019  3 October 2019 Pre AGM meeting  4 October 2019 AGM  11 January 2020 (site walk around)  16 March 2020</p>
<p><b>AOB</b></p>	<p>BJ passed his thanks to Debbie and the team for arrangements during the meeting.</p>