



BELTON WOODS  
LODGES

Meeting Name:	Belton Woods Lodges Owners Club Committee Meeting 2021		
Date of Meeting	22 <sup>nd</sup> January 2021	Time:	10am
Minutes Prepared By:	Charlotte Hackett	Location:	Zoom Meeting
Attendees:	PB: Philip Bond, Chairman SK: Sharon Kinsella, Founder Member Representative RG: Ross Grieve, Management Company Representative SM: Steve McGinnis, Observer DC: David Clark, Founder Member Representative JF: John Frosdick, Committee Member DH: David Hampson – Committee Member RH: Rod Hazelwood – Committee Member		
<b>Agenda, Notes, Discussions, Issues, Actions</b>			
Previous Minutes	P.B – Any questions regarding the previous minutes?  R.H – I would like to see the bad debt report of what is outstanding.  S.K – Rod I can circulate this report after the meeting via email. The Direct Debit scheme has helped reduce the bad debt report.		
COVID Update	R.G – Belton is still closed after being Tier 3-4 since 5 <sup>th</sup> November 2020. There is a skeleton team working on site ensuring the maintenances & the grounds are looked after, then any proactive jobs found are dealt with. They are also ensuring no leaks are found and the heating is on low to stop pipes bursting.		
Resort Update	P.B – Assuming the Resort update is the same as COVID?  R.G – Yes but are there any questions?  R.H – Can I ask what has happened to the weeks which has been affected by COVID? Is there an arrangement in place?		
<b>Actions</b>			

	<p>R.G – Seasons have written to members affected by the missed week due to COVID, Members have been informed we have Honoured the week which they can use at Belton or any of the other Resorts.</p> <p>In addition, we have closed the 2022 calendar to allow these members to get booked in.</p>	
AGM	<p>R.G - With the AGM being postponed in December, we had the date 23.02.2021 in mind to re schedule. But with the accounts being finally signed off January 2021. Do we postpone till March or the other option is to not have a AGM due to the pandemic?</p> <p>S.K – I do think we should cancel the AGM and just write to all members explaining what’s happening.</p> <p>D.H – J.F – R.H – All agree the AGM should be cancelled.</p> <p>S.K – With the fee’s being reduced, I don’t think members will complain.</p> <p>P.B - Rod with the AGM being cancelled, are you still happy to stand for another year.</p> <p>R.H – Happy to stand for another year.</p> <p>R.G – With the AGM typically being November, there needs to be a new date arranged.</p> <p>P.H – Week of 15<sup>th</sup>?</p> <p>S.K – We can look into the Dates.</p> <p>P.B – In relation to the Fee’s, how much are they being reduced?</p> <p>S.K – We are looking at a 10% reduction.</p> <p>P.B – I will liaise with R.G and S.K in regards to this letter to members.</p>	
¼ Finances	<p>S.M – On payroll there has been a £12,000 saving, some by control and some by furlough. Due to the way payroll works only two weeks of furlough here</p> <p>£28,000 saving of controllables over the course of the ¼</p> <p>The costs / disbursements, not a lot of invoices have come through. We are waiting on companies going back to work and suppling the invoices for the year.</p> <p>This will all contribute to the 10% fee deduction next year.</p> <p>P.B – Any questions?</p> <p>S.K – Can I just mention, haven’t sent any reminders for any bad debt due to the current climate.</p>	
Trustee	<p>D.C – Seasons Holidays plc for the last 20years have used a trustee company called Hutchinson Trustees Limited. Historically</p>	

	<p>when we have acquired other sites and clubs, we have always consolidated the trusteeship with Hutchinson Trustees Limited, and the same applies to Belton Woods..</p> <p>Womble Bond Dickinson are the current Trustee for both Belton &amp; Slaley Hall, and in our discussions with them, they have now provided us with their Notice on intention to retire as Trustee for Belton Woods Owners' Club.</p> <p>So, I propose and table a motion to accept the Notice from Womble Bond Dickinson, and to appoint Hutchinson Trustees Limited, with effect from as soon as is reasonably possible.</p> <p>We do need approval from the committee of Belton Woods Owners' Club, and we ask for a show of hands accordingly.</p> <p>Let the record show that all committee members voted unanimously in favour of the said motion.</p> <p>D.C, R.G, S.K, D.H, J.F, P.B, R.H – all approved.</p>	
A.O.B	<p>P.B – Has anyone any other business they would like to raise?</p> <p>D.H – Sharon can I ask what is the current situation if members want to pull out at the moment?</p> <p>S.K - We want to reduce to 1-year fee and anyone who pays that 1 year can exit, Regarding the current exit policy it is appalling, especially with owners' current circumstances, no one can afford to pay 4-5 years upfront to exit. Its very wrong.</p> <p>D.H – I think you'll have great support from members with this.</p> <p>R.H – Would there be any comeback on the owner's club?</p> <p>S.K – This would be a management club charge, so the owners club wouldn't be affected at all.</p> <p>R.H – Is this a open policy or for a fixed term, I think should be made clear to members?</p> <p>S.K – Yes this will be an open policy. We will have a happy members database.</p>	
	<p>P.B – I would just like to thank everyone. I will liaise with R.G and S.K regarding this letter being sent to members regarding the AGM and the fee reductions.</p>	
Post Meeting		

Values		
Length	Sum of Balance	Count of Members
1 Year	£ 141,753.01	161
2 Year	£ 37,184.11	21
2+ Year	£ 66,013.58	19
<b>Grand Total</b>	<b>£ 244,950.70</b>	<b>201</b>

Plus the £21,905.36 owing on the Belton Club Owner weeks 26 in total.

S.K - My suggestion is I send the attached to the Owners with a 1-year debt – it is not threatening, and it may produce some more payments.

Secondly, for the debt of 2 and 2 year+, I would like to use Clause 23, (iii) in the constitution were the Management Company give a 30 notice of cancellation of their Membership, if payment is not received - I don't think for one minute this debt is collectable.

S.K - My other suggestion is to do with the Club Owned weeks – we as a Management Company would be happy to take these from the Club and take them on as Management owed weeks – we would become responsible for the management fees on these weeks. We could do with the extra space, particularly with replacement weeks due to Covid.

D.C, R.G, S.K, D.H, J.F, P.B - all approved

R.H. – Awaiting approval