



SLALEY HALL  
LODGES

Meeting Name:	Slaley Hall Owners Club Informal Committee Meeting		
Date of Meeting	17 <sup>th</sup> June 2020	Time:	11am
Minutes Prepared By:	Jen Atkinson	Location:	Conference call
Attendees:	CH: Chris Harder, Committee Chairman, Owners Representative FG: Fiona Garth, Owners Representative SK: Sharon Kinsella, Slaley Hall Lodge Ltd, Founder Member Representative RG: Ross Grieve, Slaley Hall Lodges Ltd, Management Company Representative DC: David Clarke, Slaley Hall Lodge Ltd, Management Company Representative SM: Steve McGinnis, Slaley Hall Lodges Ltd, Management Company Representative JA: Jen Atkinson, Taking Minutes		
Agenda, Notes, Discussions, Issues, Actions			<b>Actions</b>
Matters arising from minutes of meeting on 19 <sup>th</sup> December	Trees are 100% completed.		
	Dogs hasn't moved forward, was very favourable with owners at both Slaley & Belton. SK explains they did plan on trailing at another seasons resort but this hasn't happened due to current circumstances. Would need to move owners so we have dog units. There is a number of challenges. CH suggests adding something into AGM paperwork.		
	Refurbished lodge list – If owners ask at reception this can be provided.		
Correspondence - External	CH has had around 13 letters, covering various things such as fees, are seasons genuine, dogs & sauna. They all have been dealt with.		
	CH asks for an update on a mis-selling case, SK confirms this is with Irwin Mitchell solicitors.		
Correspondence – Internal	CH comments that internally if they want information can only contact SK, RG or DC for this information and the response can be slow. SK explains the majority of staff are currently furloughed, she is working through a lot of the work personally. RG confirms thing are done by priority everything that has been time sensitive/urgent has been responded to, accounts		

	have been issued, SM has answered the quires sent through. It has been actioned and dealt with.	
	CH asks if they could have the details of the owner's data base. SK explains due to GDPR regulations they can't share. When members sign up with Seasons they sign a data policy stating we will not share the information. The committee email is set up so members are able to contact the committee if needed/wanted and then they will have the details. FG suggests adding something in the newsletter making members aware.	
Finance – Year end	The figures have been issued in advance of the meeting. Saving in Manning, some due to working more efficiently & also 5 weeks of furlough. Big saving in controllable, there are quite a few accruals due to the current situation, we know the invoice is coming but hasn't been received yet.	
	CH asks about savings due to Leeds closing. SM explains we still have them same jobs done through out different sections of the workforce just at different sites (Seaham, Bristol & South wales). We weren't cross charged for office space at Leeds. DC explains regardless of the spilt the Leeds office was already due to close in January.	
	There is an overspend in stationary, this is due to postage costs at Leeds not being cross charged. So not previously charged or accounted for.	
	Levy for unpaid fee's going up next year. Due to the current climate feel this is purely for prudency and must factor it in. SK has been quite successful in contacting the owners with outstanding fees. Are hoping it won't be needed but to protect the club it needs to be included.	
	CH asks if members are still taken to court. SK confirms No, especially in the current climate. CH would like to continue with this. SK explains she is personally dealing with this and doesn't feel the money spent on court fees justifies the return, a CCJ can be paid at £2 a week on a £2500 debt that has cost £7000 in court fees. Would rather speak to members and arrange a payment plan. To be added to the agenda for the next meeting so it can be discussed face to face.	
Budget 20/21	There is a pre-covid budget to maintain fees, reallocate where we can to try and do as much as possible to progress the resort. Obvious savings to be made with the resort being closed. Not spending as much but work is going on within the resort. Have put in contingency, to cover things like leisure fees, staffing costs, rates. Money has been put to one side in case the savings aren't made as expected.	
	The hotel advised in January they planned to increase leisure fees, this was challenged at the time but have had no further information, we still need to budget for it. When this reopens and depending on offering any savings will be added to the sinking fund to invest in the lodges.	
	CH voices a concern at the cost of lodge refurbishment (was £97,000 now £85,000), RG explains we are doing a lot of	

	additional work, such as extra insulation to save on future energy bills, new beds, new TV's and new doors throughout. Lodge 24 has had very good feedback from the guests that have stayed in the lodge.	
	FG – asks with the savings could be not decrease the fees. RG states this is the desire in 21/22. Have also agreed no increase for the next 3 years. They want to drive the fees down but also maintain and improve standard. Have shown already (before covid) the resort has been running more efficiently. The biggest issue with members if the level the fee is at.	
	The accounts are independently audited by Calvin partnership and provided in advance of the AGM, this is included in the AGM booklet.	
Rescheduling Holidays	CH asked SK to confirm how many weeks Seasons own, how many independent owners have lost weeks (and the split from this financial year & last financial year). SK thinks around 200 weeks. SK will pull reports and send over the information after the call.	
	The majority of owners who have lost weeks have already rebooked, have been given to opportunity to go to any of the season's resorts.	
AGM – Preparation	The AGM is currently booked for 2 <sup>nd</sup> October, however with current government guidance the room we normally book would only be able to hold 30 members. Later in the year (possibly August) may need to look at virtual meeting or delay until later on in the year.	
AGM – Election of Committee members	In line with the constitution 2 members will need to be co-opted onto the committee until the AGM, then 3 members voted for during the AGM by the member. SK to look at the list of unsuccessful members so they can be co-opted onto the committee immediately.	
Date & Venue of next meeting	Committee would like to view Lodge 24. RG explains due to occupancy levels, and new cleaning policy at the moment its not viable. FG ask when there is a possibility to view RG to let the committee know so they can arrange.	
	FG suggests when the 2 new members have been selected that the owner's representatives have a zoom call to get them up to date.	
	CH thanks SM for all his hard work, and all for participation and looks forward to keeping in touch.	