



BELTON WOODS
LODGES

Meeting Name:	Belton Woods Lodges: Committee Meeting			
Date of Meeting	30.6.23	Time:	10:30am	
Minutes Prepared By:	Kelly Harlock	Location:	Zoom Call	
Attendees:	PB: Phillip Bond, Owners Representative DH: David Hampson, Owners Representative LN: Lloyd Neal, Owners Representative RG: Ross Grieve, Management Company Representative SM: Steve McGinnis, Management Company Representative/ Accounts KH: Kelly Harlock, Belton Woods Lodges Resort Manager			
Opening of the Meeting:	Philip Bond welcomed and opened the Zoom. Sharon Kinsella is unable to attend the call today and send her apologies. David Clarke and John Frosdick are also unable to attend the Zoom Call and both send their apologies.			
Agenda, Notes, Discussions, Issues, Actions				Actions
Election of the chair	Philip Bond is elected as the Chairman of The Belton Woods Owners Committee Proposer: Llyod Neal Seconder: Ross Grieve			
AGM Minutes	The draft AGM minutes have been approved by the committee and published on the Owners Club website. These are to be approved at the next AGM.			
Matters Arising	No matters arising to be discussed			
Financials	Half yearly accounts review: Overall, an underspend in most areas. Payroll has been well controlled. In controllables there has been an over spend. This is due to the installation of the smart meters, new mattresses and bases and the exit gate being repaired. We made the decision to place these in controllables rather than make a reduction from the sinking fund. Overall, the club is in a very good position. Proposer: PB / Seconder: LN			

	<p>23/24 Budget: Predicted increase: -national living/minimum wage increase. - Office rent (15%) Controllables – based on this year’s budget, if continued to be ran in a fair manor. Therefore, this is set at around the same level If any issues become apparent, then this is to be paid from the sinking fund.</p> <p>Proposer: DH / Seconded: LN</p>	
Maintenance Fess	<p>It has been agreed that the maintenance fees to remain the same for this year going forward.</p> <p>Sleep 6 – £638.59 Sleep 8 - £765.73</p>	
Energy Update	<p>Belton Woods Lodges have no managed to secure a new contract. This means the pricing has been reduced to the following:</p> <p>Old Pricing: 0.95p per kW, £2.00 daily standing charge + 5% VAT</p> <p>New Pricing: 0.285p per kW, £1.90 daily standing charge + 5% VAT</p> <p>The committee thanked the management company for their efforts in securing the new contract.</p> <p>Solar panels are still in discussion with several energy firms and will be discussed further when more information is available</p>	
Resort Update	<p>Health & Safety</p> <p>KH: We are up to date on all our compliance checks.</p> <p>We have had one issue with a lodge’s balcony, the balcony has shifted slightly. The timber is to arrive onsite within the next 2weeks and the team at Belton will have the work completed within 3weeks.</p> <p>Other than that, there is nothing further to report.</p>	

Hotel Update	<p>The GM has now left the hotel. Ryan, the operations manager has taken some of the responsibility but he is receiving help from another GM within the company.</p> <p>The hotel has requested for work to be completed on the driving range to make it more modern and more desirable. But this is yet to be approved.</p> <p>25% Discount (food and beverage)</p> <p>The hotel has provided a report showing the value spent in the last few months. This can be seen below:</p> <table><tr><th>Department</th><th>25% Lodge Discount</th></tr><tr><td>Beverage</td><td>81.69</td></tr><tr><td>Wine</td><td>112.99</td></tr><tr><td>Food</td><td>771.34</td></tr><tr><td>Hot Beverage</td><td>6.58</td></tr><tr><td>Non Alcoholic Beverage</td><td>17.67</td></tr></table>	Department	25% Lodge Discount	Beverage	81.69	Wine	112.99	Food	771.34	Hot Beverage	6.58	Non Alcoholic Beverage	17.67	
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Guest Feedback	<p>Kelly and the team at Belton are doing very well, their scores fluctuate between 9.2 and 9.5 over the last few weeks. Lots of positive feedback! Lots of guests mentioning the good discount at the hotel.</p>													
AGM: Dog Policy/ Jacuzzi Baths	<p>Dog Policy:</p> <p>A survey monkey will be sent out to all the owners to gage if they would like to see a change with the no dog’s policy onsite. Once the findings are back, we will look and discuss further.</p> <p>Jacuzzi Baths:</p> <p>The management company will not be removing the jacuzzi baths at this present time. However, if broken they will be replaced with a normal bath. They are unable to be repaired due to the cost and parts being so hard to come by.</p>													
AOB	<p>Nothing more to add.</p> <p>The next committee meeting to be held on 22nd September at 10:30am</p>													
	<p>PB thanks everyone for their time and closes the meeting</p>													