

Cottesmore Owners Management Company

MINUTES OF THE COMC COMMITTEE		
HELD ON:	Monday 22 nd January 2024	
AT:	22, Kimball Close.	
Attendance:	Peter Welsh (13) (Chair) Jacqui Booth (22) (Secretary) Tim Seal (35) (Director) Gary O'Shaughnessy (45) (Director) Sharon Hamilton (10)	Rob Mowatt (11) Carl Booth (22) Rod Waterfield (1) Tricia Mulvany (24) Tara Davies (47)
Apologies & Declarations of Interest:	Jamie Mulvany (24)	Nicki Boggis (31)

Notes: Include Proposed / Seconded where required

Issues to Discuss		
ITEM	DETAILS	ACTION
1	<p>Pete first thanked Jacqui and Carl for hosting the meeting and providing refreshments.</p> <p>Minutes of Last Meeting 31st July 2023 The minutes were accepted by the meeting. Proposed: Tim Seconded: Jacqui Agreed by all.</p> <p>Matters arising: The potential development of the paddocks adjacent to number 2 Kimball Close. Pete stated that since the discussion at the last meeting the council had published a draft of their new local plan. Included in the draft was their assessment of the feasibility of developing the paddocks. This stated the following: The site is detached from the settlement of Oakham and is not suitable for development. Site has not passed stage 2. Pete went on to say that the assessment unfortunately appeared under the Oakham Town section, rather than the Parish of Langham, where it should be. Pete stated that he had liaised with the Council and they responded stating that the error would be amended at the next stage. There was no suggestion that the error would alter their decision. At this stage the matter appeared to be closed. Pete pointed out however that there are opportunities for landowners to appeal the councils decisions and we would have to wait and see if anything of that nature developed.</p>	

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	<p>The meeting then went on to discuss a covenant or 'overage' placed on the land by the original owners, The Cottesmore Hunt, and the developers. This placed an obligation on the landowner to forfeit a percentage of any profit made to the hunt, should the land be used/sold for property development. Tim stated that he had researched the matter and believed the overage to be 70%. He also stated that the overage was for 25yrs, so should come to an end in 2029. Following discussion, Pete suggested that we shouldn't be sidetracked by the restriction on the land. Clearly the landowner would be aware of the matter and as these things take a long time, he may well be at the beginning of what could be a long process.</p> <p>It the landowner decided to appeal then the overage would seemingly, not be grounds for the council to oppose any application.</p> <p>Pete thanked all involved for the information that had been provided and suggested that we should continue to monitor the situation.</p> <p>Proposed: Tim Seconded: Gary Agreed by all.</p> <p>Maintenance to Leylandii Hedge.</p> <p>Following on from the last meeting Pete stated that he had struggled to get quotes. He did eventually get two quotes from what appeared to be reputable traders.</p> <ol style="list-style-type: none">1. Sam Trower Tree Services.2. Watmough's Forestry Ltd. <p>Sam Trimmer quoted £2,880 Watmough's quoted £2,520</p> <p>Watmough's cheaper by £360.</p> <p>Pete stated that both companies had quoted to trim all sides and to remove all cuttings from site.</p> <p>Following discussion Pete suggested that we opt for the second quote.</p> <p>Proposed: Tim Seconded: Rod</p> <p>All agreed.</p>	
2	<p>Correspondence: Nothing of note reported.</p>	

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3	<p>Finance: Jacqui stated that the state of our two accounts were as follows: Savings account: £8,544.88 Current account: £2,278.16 Total: £10,823.04</p> <p>There were presently 14 homeowners who were still to make their service charge payments.</p> <p>Both insurance policies were up to date and due for renewal in the summer.</p>	
4	<p>Planning/ House sales Pete stated that there are presently two houses on the estate in the process of exchanging contracts. We were waiting for communications from solicitors to ensure the exchange of the Deed of Covenants.</p>	
5	<p>Website: Jacqui and Tim stated that all was up to date.</p>	
6	<p>Maintenance: Grass Cutting: Gary agreed to continue the grass cutting at last years rate. Strimming: Rob agreed to continue the strimming at last years rates. Weed control: Tim agreed to continue with this work Shrubs: Rob and Pete agreed to continue with this work. Tara also stated that she would lend a hand. Tim stated that he thought the estate looked good during last Spring and Summer, especially the flowering shrubs. This was agreed by all.</p>	
7	<p>Report from any meetings attended on COMC behalf: Nothing to report.</p>	
8	<p>Any Issues to report regarding Communal Areas including apartment block:</p> <p>Tim stated that the apartment safety check had been completed and that the upstairs emergency safety light was not working. He stated that it was probably a bulb that needed replacing. Tim and Rob agreed to have a look at the problem.</p> <p>Pete stated that last year we had problems with moles on the communal grassed area. It got to the point that it was causing problems for the mower. He enlisted the services of a mole controller and that worked for a good while. There are, however, further signs of mole activity. He stated that he would monitor this and if it got worse would once again call in the mole controller.</p>	<p>Tim</p> <p>Pete</p>

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9	<p>Any Other Business:</p> <p>Rod raised the subject of wheelie bins on the estate, stating that those placed outside people's houses looked unsightly. It was agreed that the estate would look nicer if they were all kept inside people's properties, but that a lot of the houses had very small gardens and that over the years people had put their bins outside to provide more space. As the estate had been developed prior to wheelie bins being introduced and as such no provisions were made for them, it was agreed to let those with smaller gardens continue to place their bins on what is communal land.</p> <p>No other matters were raised. Pete thanked all for attending and the meeting closed.</p>	
10	<p>Date of next meeting:</p> <p>Monday 29th July at 7pm. To be held at 22, Kimball Close.</p>	