

# Cottesmore Owners Management Company

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MINUTES OF THE COMC COMMITTEE		
<b>HELD ON:</b>	28 <sup>th</sup> July 2025	
<b>AT:</b>	22, Kimball Close	
<b>Attendance:</b>	Pete Welsh (13) (Chairman) Jacqui Booth (22) (Secretary) Tim Seal (35) (Director) Carl Booth (22) Rob Mowatt (11) Rod Waterfield (1) Emma Skerritt & Nathan Richmond (18) Patricia Mulvany (24)	
<b>Apologies &amp; Declarations of Interest:</b>	Gary O'Shaughnessy (45) Director Jamie Mulvany (24) Nikki Boggis (29)	

Notes: Include Proposed / Seconded where required

Issues to Discuss		
ITEM	DETAILS	ACTION
1	<p><b>Minutes of Last Meeting</b></p> <p><b>The minutes were read and adopted.</b></p> <p><b>Proposed: Tim. Seconded: Jacqui.</b></p> <p><b>All agreed</b></p> <p><b>Matters arising:</b></p> <p><b><u>Maintenance to conifer hedge.</u></b></p> <p><b>Pete stated that this had now been completed. It was not possible however, to access the paddock and do any work from that side.</b> <b>The total cost of the work was £2,520.</b></p> <p><b>Pete asked those present for any ideas as to how we might try and avoid such a cost at what would probably be every 7 to 10 yrs. He suggested an idea that he and Gary had thought of. That was hiring a scaffold platform every three years or so and doing it ourselves.</b> <b>This idea was not met with much enthusiasm, especially as we might have problems with insurance.</b> <b>It was generally accepted that the cost of hiring professionals was something that we would just have to meet from funds.</b></p>	

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	<p><b><u>Layby Improvement Application.</u></b></p> <p>Pete stated that though he couldn't make the meeting he had received an update from Jamie Mulvany who, as well as a resident, is also a member of the Oakham Canal Green Corridor Project. It is they who have made application to the council's social value fund to fund the improvements. The fund commenced on 1<sup>st</sup> June and despite requests for clarification being made to the council, the last being to Paul Middleton, who is Head of Highways and Transport, to date a definitive response has not yet been received.</p> <p>Both ourselves and Oakham Canal Green Corridor Project will continue to monitor the situation.</p> <p><b><u>Overgrown Trees/Shrubs.</u></b></p> <p>This related to three shrubs that had been allowed to grow into trees causing problems to numbers 6 to 14. These have now been cut right back to a manageable height. (One being done by number 6 as it is within their property boundary).</p> <p>A similarly overgrown shrub outside number 35 has also been reduced significantly in height.</p> <p>Pete stated that by doing the work ourselves he felt that we had saved ourselves in the region of £1500. He thanked all of those involved, especially as the weather at the time was often cold and wet.</p>	
2	<p><b>Correspondence:</b></p> <p>Nothing of note.</p>	
3	<p><b>Finance:</b></p> <p>Jacqui stated that the accounts showed the following credits:</p> <p>Current: £2,671.91 Savings: £8,339.52</p> <p>Total: £11,011.43</p> <p>We are presently in a service charge payment period. There are 8 payments still to be received.</p> <p>Jacqui stated that the insurance policies were due for renewal on 27<sup>th</sup> August, though she was yet to receive quotes from the agents. Jacqui was also due to liaise with another agent that Pete had provided, in order that comparisons could be made.</p> <p>Pete thanked Jacqui for her continued work as Secretary and this was echoed by all present.</p>	

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4	<p><b>Planning/House sales.</b>  Pete stated that, to his knowledge, there are presently three properties on the estate that were for sale. He stated that he would continue to monitor this in order that if sales take place, we can ensure that the deed of covenants are transferred to the new owners.</p>	Pete
5	<p><b>Website:</b>  Nothing to report.</p>	
6	<p><b>Maintenance:</b></p> <p><u>Grass cutting: Gary.</u>  Whilst not being present at the meeting, Gary had previously stated to Pete that all is well with the mowing. The dry year so far has meant that grass growth has been restricted.</p> <p><u>Strimming: Rob</u>  Rob stated that all was okay.</p> <p><u>Shrubs: Rob/Pete</u>  Both stated that they were managing to keep on top of things.  All present thanked Rob for his continued efforts.</p> <p><u>Weed control: Tim</u>  Tim stated that he had treated the weeds twice so far this year and would be making at least one more circuit of the estate before growth stopped.</p> <p>Pete thanked those residents not mentioned, that helped, when they could, with shrub trimming. He also thanked the residents that allowed him to use their spare green bin space as COMC's two bins were often full.</p>	
8	<p><b>Any Issues to report regarding Communal Areas including Block:</b></p> <p><u>Apartment block safety check:</u>  Tim stated that this had been carried out and that all was in order.</p> <p>Pete asked Rob if, as a resident of the apartment block, he was happy with the upkeep of the communal areas. He stated that he was and that he vacuumed the stairs when necessary and that if scratches/marks appeared on the walls he would address that too.</p> <p>Pete thanked him for his work. And stated that he was sure that the other residents in the apartment block appreciated his efforts.</p>	



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	<p>It was reported that what appeared to be rubbish had been left in the alleyway behind the fence of number 3. This was unsightly and though less than it had been, seemed a common occurrence. Pete stated that he would look into the matter.</p> <p>It was also requested that we use this format to remind all residents to clear up any 'mess' left by their dogs. This request would also have been echoed by Gary as he regularly has to deal with dog mess thrown up by his mower.</p> <p>It was also brought to the attention of the meeting that the 'travellers' on the public footpath opposite Tambourine Bridge were being evicted. Some, at present, seemed to have relocated to the other side of the road. It was agreed by all that we should be vigilant to the possibility that some might take refuge on the layby or even on the communal field.</p> <p>The meeting then concluded.</p> <p>Pete thanked Jacqui and Carl for hosting the meeting and providing refreshments. This was echoed by all.</p>	Pete
10	<p><b>Date of next COMC Committee Meeting:</b></p> <p><b>Monday 26<sup>th</sup> January 2026. 7pm at 22 Kimball Close.</b></p>	All agreed