

ORE VALLEY HOUSING ASSOCIATION

MINUTE OF THE ANNUAL GENERAL MEETING HELD IN NO. 1 GOTH, CARDENDEN ON 19 SEPTEMBER 2000 AT 7.00 P.M.

Present: George Bell; George Reid; Agnes Howie; Jean Rollo; June Carswell; Davie Carswell; Tom Allan; Keith Pattenden; Jane Ireland; William Easson; Willie Aitken; Frank Henshaw; Myra Donaldson; Joan Reid; John McHale

In attendance:

Julie Watson (Admin. Officer); Elaine Simspon (Housing Officer); Joanne Cargill (Admin. Assistant); Karen Burt (Admin. Assistant); Carolyn Hughes (Housing Manager); Andrew Saunders (Director); Frank Bunn (Technical Officer).

Raymond Campbell (Hillcrest HA); Cath Reilly (Cardenden Residents' Association); Nicola Russell (Findlay & Co); Isobel Queen (Fife Council); Jim Robertson; Alan McGuckin (Kingdom HA); Mark Cullens (BRAG); John King (Adamsons); Anne Dickie (Glen HA); Josie Mitchell (Glen HA); David Taylor (Community Council).

1. Welcome

The Association's Chairman, Kay Robinson, welcomed those present to the meeting.

2. Apologies

Apologies had been received from: Graeme Clarkson (Bairds); Judith Hayhow, Maureen Esplin (Scottish Homes); Brian Hay (Fife Special HA); Bill Banks (Kingdom HA); Gordon Brown MP; Hugh Grant (Findaly & Co); John Mulloy (Hillcrest HA); Robert O'Reilly.

3. Approval of the Minutes of the AGM held on 21.09.99

The minutes of the Annual General Meeting held on 21 September 1999 were approved and adopted as a true record of the meeting.

4. Matters Arising

None.

5. Approval of the Special General Meeting held on 21.09.99

The minutes of the Special Extraordinary General Meeting held on 21 September 1999 were approved and adopted as a true record of the meeting.

6. Matters Arising

None.

7. Chairman's Report

Kay Robinson thanked all those present for attending. She acknowledged the work done by both Committee and Staff Members throughout the year on a variety of issues and looked forward to the challenges ahead.

The Chair also advised that the Association had been subject to a performance audit visit by Scottish Homes during the year and that this had confirmed the Association's satisfactory performance. Some areas for improvement had been identified and Committee and Staff were working on the action plan that had been drawn up to address these.

During 1999/2000 the Association had continued to work closely with Kingdom, Hillcrest and Glen Housing Associations on proposals for the Fife Council Regeneration Initiative.

On behalf of the Management Committee, the Chair thanked the staff for their hard work during the year. Thanks were expressed also to the Association's former Director, George Russell who had been with the Association from its inception until March 2000 and to Committee members, both past and present, for their contribution throughout the year.

8. Financial Report

The Chair introduced Raymond Campbell of Hillcrest Housing Association, the Association's Finance Agents. He reported to those present on the audited financial statements for the year that had been circulated with the papers for this meeting.

9. Appointment of Auditors

It was proposed that Findlay & Co of Dundee be reappointed as auditors, no objections were received therefore the meeting noted the proposal and agreed the reappointment.

10. Election of Committee

Under the terms of the Association's rules, two members of the Committee stood down and these members were duly re-elected.

11. Director's Report

The Chair introduced the Association's Director, Andrew Saunders. Rather than speak at length about the events of the past financial year, he gave those present an update on what had happened during the past five months since his appointment and future plans. The main points highlighted were:

- ❖ The contract to carry out kitchen replacements in the second stock transfer properties and the subsequent satisfaction survey.
- ❖ The building of relationships with Scottish Homes and Fife Council.

- ❖ The development of the Association's Internal Management Plan outlining priorities for the next three years.
- ❖ The Association's participation as a member of Fife HARCA, aiming to ultimately work in partnership with Fife Council.
- ❖ The day-to-day activities carried out by the Association – management of voids, dealing with arrears and estate management. The Caretaker Service provided by the Association was highlighted as a particular success.
- ❖ The development of quality assurance systems.
- ❖ The future review of the condition of the Association's stock and the subsequent development of a fully-informed planned maintenance programme.
- ❖ Ongoing review of the Association's policy and procedures with the emphasis on tenant participation and consultation.
- ❖ The development of the Baptist Church site and the former Miners' Institute.
- ❖ The Association's involvement in wider role activities, working with partners in the community to build initiatives around economic and community development.

12. Open Forum

The Chair invited questions from the floor.

Frank Henshaw questioned the change in the number of years used to calculate depreciation on properties owned by the Association. Raymond Campbell explained that this was due to spiraling land costs.

There were no other questions from the floor.

13. A.O.C.B.

None.

The meeting closed at 8.50 p.m.