

Haddonhall Residents Tenant Management Organisation

Minutes of Board Meeting

Date 13/1/2009

Present	George, Doris Koh-Tan, Darren, Claudius, Sue, Ida, CGS, Maureen, Flo, Michael P., Mel, Ebenezer, Mac	
1. Apologies	Cllrs, John Knight, Mustapha, Sylvia, Ebenezer, Rachida	
Agenda item	Decision	Action by
2. Minutes 2/12	Agreed	All
3. Matters arising	<p>The issue of a potential additional part-time worker has been deferred until such time as the Staff and Finance Sub-Committees determines requirements and costings. This will not be possible until the MMA has been finalised.</p> <p>The Jam Factory path has been cleared.</p> <p>Time / Work sheets for staff – please refer to Confidential minutes.</p>	<p>Info</p> <p>Info</p> <p>Info</p>
4. CGS Presentation	<p>A presentation was given by CGS team to confirm scope of requirement for the smaller playground area, including the various options available.</p> <p>This included:</p> <ul style="list-style-type: none"> • Removing all existing playground equipment • Conversion into community garden • Possible tree selection removal • An outer fencing surround • The possibility of re-planting other flower beds • The necessity of night-time lockable gating • More visible signage regarding dog fouling • Seating area with the garden complex <p>A fuller presentation will be given at the next meeting together with costs involved.</p> <p>In the meantime a walk-about will be arranged to discuss what options are available regarding the larger Rockery area.</p>	CGS/George/Mac
5. MMA	Mel gave an overview regarding the principles behind the new Modular Management agreement and the work involved.	

	<p>The deadline to agree the changes in principle was given as April and this seemed to be feasible given the initial work already completed. To this end Mel will compile and send a working draft to the Steering Group and the outstanding sections will then be decided upon.</p> <p>To assist in this Michael P. will arrange for the steering group to meet with Leather Market TMO to see how they have handled extra responsibilities such as rent arrears, etc.</p> <p>Once the agreement has been decided upon it will then be necessary for a vote to be put to all members of the TMO.</p>	<p>Mel</p> <p>M.P.</p> <p>Info</p>
6. EM Report	<p>The levels, duties and remuneration of staffing needs reviewing but this will be dependent on the final agreed MMA.</p> <p>Claudius will invite new tenants along to future committee meetings as part of a “welcome package.”</p> <p>The questions for at the tenant interview sessions are to be reviewed as they are currently deemed to be to personally intrusive and invasive.</p> <p>Servicing costs for the ride-on mower are to be compiled. An open issue exists as to whether it should be replaced by a more traditional push-type mower.</p> <p>More quotes are to be obtained regarding the estate layout signage. An issue regarding the correct naming of Thorn Ham or Thurnham House also needs to be addressed.</p> <p>Tree pruning is to commencing in phases. A legislative change (if successful) also means the gardens trees may fall within the TMOs maintenance remit.</p> <p>A further item regarding staff can be referred to in the Confidential minutes</p>	<p>Info</p> <p>Claudius</p> <p>All</p> <p>Claudius / All</p> <p>Claudius</p> <p>Info</p> <p>Info</p>
Date of next meeting	3 rd February 2009 at 6:30pm	Info

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