

REYNOLDS TEAGUE HOMES

MINUTES OF THE ANNUAL GENERAL MEETING OF THE TRUSTEES

HELD ON WEDNESDAY 29th NOVEMBER 2023 AT 10 AM
AT THE TRUSTEES OFFICE
REYNOLDS TEAGUE HOMES, EVESHAM ROAD STOW-ON-THE-WOLD

Present:-

Mr Richard Davies	Secretary and Trustee
Mr David Glaisyer	Trustee
Mrs Kate Gum	Trustee
Mr Michael Gum	Trustee
Mrs Helen Keyte	Trustee
Mrs Bernice Magson	Treasurer and Trustee
Mrs Jill Roddan	Trustee
Mr Paul Teague	Trustee
Ms Joy Dimond (Warden)	Observer

1. **Warden's Report**

Joy Diamond confirmed that she and David had undertaken a premises inspection which identified some minor repairs. A list was circulated.

In her accommodation, the toilet cistern needs fixing and a quote will be obtained from Simon.

It was agreed that it would be helpful to have a list of Contractors. At present, the only organisations with whom RTH have contracts are Laser Alarms and HPR Boilers.

We need a list for Electricians, Plumbers and such like. One of the residents, Tim, does the drains.

Joy and Jill have problems with their heating, Bernice will look into it with HPR.

On welfare issues, we await hearing what will happen to Jean Wakefield but the Trustees are adamant that she is not able to look after herself and so should not return to the Homes. The question therefore, is when to ask for her belongings to be collected and her accommodation vacated. She is still paying her contributions.

Sue Driver has asked if she can move to accommodation with a smaller kitchen.

It was thought sensible to get to know the family of all potentially new residents and also to make sure that they register with a local GP surgery so that they can home visits, like Newlands.

2. **Apologies for Absence**

The Chairman – Derek Magson, was unable to attend having recently suffered a fall.

3. **Election of Officers**

In his absence Vice Chairman Jill Rodden was elected chairman, proposed by Richard Davies and seconded by David Glaisyer.

Kate Gunn was elected Vice Chair, proposed by Jill Rodden and seconded by Bernice Magson.

Bernice Magson was elected Treasurer, proposed by David Glaisyer and seconded by Richard Davies.

All Trustees stood for re-election and were duly re-elected.

Richard Davies's appointment as Secretary was confirmed.

4. **Minutes of the Last Meeting**

These were discussed.

The Secretary will check with Tayler & Fletcher with regard to annual inspections for the Warden's accommodation in January.

It was clarified that the annual increase in contributions of £25 per month from this April will also apply from next April, with a further increase of £25 per month, until further notice.

5. **Treasurer's Report**

The Treasurer presented papers to Bronsens in April but despite chasing them monthly only had the accounts in November.

It was pointed out that their charges are extremely reasonable and any move would cost significantly more.

The Accounts were presented and discussed and approved. The Treasurer also provided an up-to-date balance sheet showing currently £30,960 in the bank.

Cathy's boiler problems were discussed. During the meeting it has been established that she had been turning the boiler off at the mains switch. Steps were taken to prevent this happening again. Because she keeps turning it on and off it was thought that a new boiler might be necessary and a quote had been obtained by Bernice for a new one at a price of £3,000 but it was thought prudent to wait a few weeks to see if her problems had resolved themselves.

6. **Insurance**

It was decided to stay with Zurich for the time being.

7. **Any other Business**

- i) The Trustees send their best wishes to Derek for a speedy recovery.
- ii) A list of emergency numbers will be drawn up and circulated.

- iii) The apple trees, because of the glut in the Autumn, attracted a lot of rats. Advice will be sought on how to prune them.
- iv) It was suggested that local Clergyman and Ministers should be invited. Certainly Rev Karen Wellman from the Church of England in Stow, newly appointed as Priest in Charge. Joy had also mentioned before the meeting that there is an in place Baptist Minister.
- v) Christmas presents, in the form of potted plants or beer will be given to the residents via the Warden.

8. Date of Next Meeting

A date will be fixed nearer the time in the Spring for the next meeting.

The meeting ended at 11.25 am.

Secretary

REYNOLDS-TEAGUE HOMES

ACCOUNTS

YEAR TO 31 MARCH 2024

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BRONSENS
CHARTERED CERTIFIED ACCOUNTANTS
HILLSIDE
ALBION STREET
CHIPPING NORTON
OXFORDSHIRE
OX7 5BH

REYNOLDS-TEAGUE HOMES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2024

	2024 £	2023 £
Receipts		
Residents' contributions	33,500.00	29,150.20
Interest – COIF Charities Deposit Fund	38.56	13.81
M & G Charity Multi Asset Fund Increase in valuation during year	785.20	(92.25)
Donation	-	360.00
Electricity Refund	-	258.46
	34,323.76	29,690.22
Payments		
Alarm rental (careline)	229.20	235.22
Laser alarm – maintenance contract	643.13	637.05
Insurance	2,127.32	1,864.14
National association of alms houses	343.00	289.50
Accountants fee	252.00	240.00
General maintenance	970.00	526.96
Plumbing	833.15	992.86
Central heating boiler contract	520.00	520.00
Garden maintenance	5,490.49	2,623.96
Electricity and gas	186.45	205.76
Rates and water	-	-
Refurbishment of Reynolds House (Warden's Property)	233.78	22,774.44
Refurbishment of No.6	-	-
Refurbishment of No.5	-	13,973.40
Refurbishment of No.3	1,158.65	-
Refurbishment of No.4	-	1,037.41
	12,987.17	45,920.70
(Deficit)/Excess Of Income Over Expenditure	21,336.59	(16,230.48)

REYNOLDS-TEAGUE HOMES

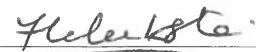
BALANCE SHEET

AS AT 31 MARCH 2024

	2024 £	2023 £
BANK AND INVESTMENT ACCOUNTS		
Lloyds Bank Account	34,590.73	14,077.90
COIF Charities Deposit Fund	831.83	793.27
M & G Charity Multi Asset Fund	9,765.87	8,980.67
Total Bank and Investment accounts	45,188.43	23,851.84
CAPITAL ACCOUNT		
Balance at 1 April 2023	23,851.84	40,082.32
(Deficit) / Excess of Income over Expenditure	21,336.59	(16,230.48)
	45,188.43	23,851.84

We approve the Accounts and confirm that we have made available all relevant records and information for their preparation.


Secretary – Mr R L Davies


Trustee – ~~Mr D Glaisyer~~
Mrs H-Keay

08/11/24
Date

Secretary

REYNOLDS-TEAGUE HOMES

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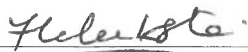
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08/11/24
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