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Minutes of the Directors Meeting held on Monday 4th June 2007 – 7.30pm at 16, Moorfields, Moorhaven Village

In Attendance: - Peter Nathan (PN), James Abraham (JDA), Ursula Johns (UJ), John Meehan (JM), Matt Morgan (MM), Stuart Newberry (SN), Peter Rowlands (PR)
Lesley Abraham (LAA) – Administrator

1. Apologies
There were no apologies.

2. Appointment of New Chairman
With regret the Board accepted the resignation of Peter Nathan as Chairman of the Board of Directors.

PN proposed Ursula Johns as the new Chairman of the Board and she was seconded by Matt Morgan. A vote was taken and Ursula was duly elected with one abstention.

Peter Nathan agreed to chair today's meeting.

3. Minutes of last Meeting (Monday 14th May 2007)
It was agreed that the minutes be confirmed and they were signed as a true record by the Chairman.

4. Matters Arising from Minutes as 2 above

i) Transfer of Communal Land – The Mansion
Having discussed the matter, it was agreed that further action would be held over and reviewed on an annual basis. LAA

ii) The restoration work of the TV boxes has commenced and will continue until completion.

iii) Vehicle damage to TV box at Moorfields
The accident number has been obtained from PC Jacqui Hopper and has been forwarded to the Company's insurers to further process the claim. The new lamps for the top of the TV boxes are on order and should be delivered and fitted within the next couple of days. JDA

iv) Damage to TV aerial cables on The Tower
Details of the claim have been forwarded to the Company's insurers and the Administrator will continue to follow this up. LAA

v) SN queried the shielding of the street lighting in Moorfields. PN advised that this had been discussed with the Shareholder who requested the works and also with other shareholders who did not agree with the decision. The Directors were assured that the safety issues would be revisited and a suitable compromise would be obtained. JDA

vi) Village Fete Meeting

A meeting is due to be held on 12th June to discuss the way forward for this year's village fete. It was agreed that a notice would be put on the notice boards at the end of The Drive to raise awareness, together with an article in The Gazette and all interested parties are encouraged to attend. JM / PR

5. Administrator's Report

The Administrator's Report had been distributed to the Directors with the Agenda for this meeting and the contents therein were duly discussed.

6. Financial Update

6a) 2007 Profit and Loss

The Chairman presented the adjusted profit and loss to the Directors and explained the current position. The adjusted figures indicate that most areas are on budget and overall the finances are on budget.

6b) Debtors

The current debtors schedule was discussed.
There are still a couple of insurance excesses still to come in – the Administrator will continue to chase.
Judgement will shortly be forthcoming on the long overdue debt of Services Charges and PN and The Administrator will continue to chase this up. PN / LAA

6c) Church Field

The Board are pleased to confirm that the Company's offer to purchase Church Field has been accepted and the legal processes are underway to complete the transaction.

SN offered to progress the proposals to erect a memorial to the vendor's late wife and also to endeavour to obtain further take-up of the allotments. A letter will be sent to the vendor confirming the Board's intentions. SN

The paddock is also available for grazing and any interested parties are requested to contact the Administrator as soon as possible.

JM suggested that written agreements should be considered for the users of the paddock and he will work with SN to produce some draft documents for perusal at the next meeting. JM / SN

7. Planning, Buildings and Village Environment

The Planning Register had been distributed to the Directors with the Agenda for this meeting.

7a) 5, The Grove

A proposal has been received to erect a conservatory to the south-side of the property. PN and JDA have perused the documents received so far but further detailed drawings are required to clarify the exact dimensions of the plans. The Shareholders will also be advised to contact Dartmoor National Park for advice on Planning Permission. JDA / PN

7b) Renewable Energy

An e-mail has been received from a Shareholder requesting Board guidance on the installation of Solar Panels or Wind Turbines.

The Board agreed that broadly they agreed with renewable energy but this should be further explored in relation to the village's covenants and DNP permissions. Moorhaven's 'Green' committee will be approached to investigate matters. PR

7c) DNP Correspondence

Following the recent correspondence from the Monitoring and Enforcement Officer of DNP regarding various planning issues within the village, clarification has now been received on the matters raised. The Directors have also agreed that any planning matters that come before the Board that may require planning consent from DNP should be copied to the National Park Authority and this course of action will commence forthwith.

A further letter will be drafted to Dartmoor National Park to confirm the Board's decision and to endeavour to rebuild relations. PN

8. Correspondence

8a) Macmillan – Conifer Hedge Butterdon House

Further correspondence has been received regarding the maintenance of the conifer hedge at Butterdon.

Following a long discussion, it was agreed that MM & SN would visit the Shareholder to discuss the matter and agree a mutually acceptable cutting schedule. MM / SN

9. Any Other Business

9a) Dartmoor Commoners Rights

The Board has been made aware that grants may be available from DEFRA for Commoners Rights over Company Land. The Directors will investigate this matter further and report back to the next meeting. JDA / PN

9b) JM queried the position of replenishing the Board as new Directors are needed. An article will be included in the next Gazette, and nomination papers will be included with the AGM documentation as usual.

9c) The Directors unanimously offered their support to the new Chairman.

9d) PR requested when the steps to Moorfields would be painted. JDA advised that this should be completed before the end of this week weather permitting.

There being no further business the meeting closed at 10:50pm

10. Date of Next Meeting – 2nd July 2007 – 11, Church Lane – Host Director; Peter Rowlands