

Notes on Open Forum – 14th September 2009 (following AGM)

Summary of Matters Discussed

There being no business raised from the floor, John Meehan asked the Shareholders for their views on a number of items.

1) The Gazette

John Meehan advised that as Peter Rowlands has now stepped down he would no longer be producing the quarterly Gazette. A volunteer has come forward to collate and publish the Gazette but he is not willing to collect the copy together as this can be too time consuming. John asked for volunteers to assist with the Gazette, as if no one agrees to help then there is a danger that publication will cease which would be a great loss for the village.

2) The Website

John Meehan asked for feedback on the village's website. Whilst we have a record of the number of hits on the site we get little feedback on the content. It has been the aim of the Board to get as much information onto the site for Shareholders but he would encourage everyone to visit the site as much as possible and to use the message board facility to provide feedback to the Company and other Shareholders.

John also advised that the minutes of the newly formed Moorhaven Sports Club were also now available on the website and that there was a new message board facility for Shareholders to record their thoughts about the levelling and play area project.

It was also suggested that the new directors may wish to start a blog so that Shareholders can get an idea of what the role involves; this may encourage more interest in becoming a Director in the future.

3) Enjoying Living at Moorhaven

John Meehan advised that the new Board would be looking further at the booklet that was distributed to all Shareholders recently. Enjoying Living at Moorhaven is a digest of many of the covenants which Shareholders should be aware of and understand; this will form an important ongoing reference for the Board.

The general feedback from the floor was that the document was a useful reference point.

4) Sports Field

Sally Morgan asked what was currently happening with the Sports Field Project.

Billy McKenna advised that 2 meetings had been held so far but that things were moving forward very slowly. Despite meetings with the Parish Council and Dartmoor

National Park, planning and funding were still the main issues that needed to be resolved; small steps forward were being made however.

5) Vandal Damage to Street Lights

John Meehan advised that there had been some instances of vandalism to the street lighting in the Main Drive and at the Jays. These instances compounded the previous vandalism issues we have experienced at tennis courts.

The instances have been sporadic but we need to keep a watchful eye on things and be vigilant; Shareholders should report anything suspicious to the police and also send a note to Trudi Bell, our Neighbourhood Watch Co-Ordinator.

Trudi commented that it was often at dusk or when it was dark that problems occurred and dog-walkers may notice things that are out of the ordinary. The website could also be used to communicate details of possible security issues.

JM commented that there were two areas to consider:- reaction to incidents and general vigilance. Village security is envisaged to be something that will be discussed at length with the newly constituted Board but in a fairly low key so as not to alarm Shareholders. Social events will also be considered as these are a great way to get residents to socialise and get to know each other.

Stuart Newberry asked the Administrator to update the Shareholders on the recent computer theft. The perpetrator had been identified by the police; he had confessed to a number of associated crimes, our theft being one, following his arrest for a theft elsewhere. He was a drug addict and not a resident of the village but was known to 'pass-through' the area fairly regularly. The crime was opportunist and, therefore, not premeditated in any way.

6) Church / Tower Lane Pond

Bill Stiven asked about the completion of the pond in Church / Tower Lane.

John Meehan advised that the Board were aware of the time it had taken to complete the works but that a period of 3 dry days was required to apply the sealant to stop and further leaks; this had eventually been achieved recently.

Replanting of the area was now to be completed and Matt Morgan has procured the plants to complete the refurbishment. New signage is also to be installed and the project should be completed by the end of the year. Once these jobs have been completed then the fish can be reintroduced from their 'holiday home'.

7) Composting Facilities

Alastair Bridge of 13 Church Lane asked if the village had considered community composting facilities within the grounds.

Matt Morgan advised that various sites had been previously identified as possibilities within the village but none had been proven as suitable.

Further investigation in this regard may be undertaken by the new board but the management of the facility would need to be carefully considered. It would be useful to investigate this matter further but management issues would need to be at the forefront.

It was also suggested that South Hams already have a community compost scheme which could be used by Moorhaven Residents. Bin sharing could be another alternative for consideration for Shareholders who only have a small amount of compostable waste.

8) Sports Association

Anthony Cobbold expressed his unease about the constitution of the sports association. He expressed his concern that the sports association would be seen as a sub-committee of the Board. If that were the case then the situation would be unsustainable in that the statement that the project would not cost the Shareholders would not necessarily be true; if that were not the case then the club had been given a vast amount of power i.e. to negotiate contracts etc. for Company land.

John Meehan advised that the publishing of the minutes and the links between the club and the Board means that monitoring of the relationship will be undertaken. The state of the project currently has meant that formalisation of the relationships are not yet fully necessary. The Board's role was to have an overview not a responsibility with the Board having representation on the Sports Club Committee. Ongoing representation from the Board will be discussed as part of the roles and responsibilities of the new Board in due course.

John Collinson clarified that the Board has no authority to fund any expenditure in respect of this project so that should be some comfort to those who are sceptical about the relationship.

Anthony Cobbold commented that if something was to go wrong and the Company were to be sued then this could be an issue. John Collinson commented that the pitch would be insured through the Parish Council so problems should not cost the Shareholders. Elayne Hoskin also commented that by the proper constitution of the Sports Club, liability would not fall to the Management Company; also if a law suit was to occur, the Parish Council would be better placed to defend / pay as they were a public body. Elayne also advised that her main concern was that the Club should be properly constituted so that they can take full advantage of any funding that would be available.

9) Open Forums

John Meehan asked for feedback on the future of Open Forums. The last Forum was not well attended; the reason for this was not known but similar responses have happened previously.

John asked when would be a preferred time for the next Open Firm; later this year or early 2010. Stuart Newberry commented that it had been suggested that a guided tour around the village for residents may be a useful exercise.

10) Solar Panels

Kevin Crawley asked if there had been any further investigations or thoughts about the installation of solar panels in the village.

John Meehan advised that each application would be considered on a case by case basis. Dartmoor National Park has relaxed its rules somewhat in this regard but the feeling was that permission under the covenants would still not be granted to install solar panels on the south elevation of the buildings within the village.

It was pointed out that the pay-back period for solar panel installations was now way down as the efficiency of the systems was improving all the time; some installations could see pay-back within 5 years.

A suggestion was made that the Board should consider what may be allowable in terms of size etc. for applications in the future.

11) Signage

Kevin Crawley pointed out that the Moorhaven Village sign in Wrangaton Road was now pointing the wrong way. Several Shareholders have attempted to turn it back with little success. The matter should be taken forward with the council initially but the matter of signage will be debated by the new Board in due course.

Lisa Keay advised that she would take this matter up with her husband who had the necessary contacts through his work.