



BELTON WOODS LODGES

Meeting Name:	Belton Woods Lodges Owners Club Committee Meeting 2021			
Date of Meeting	5.11.21	Time:	11am	
Minutes Prepared By:	Kelly Claypole	Location:	Zoom	
Attendees:	PB: Philip Bond, Chairman			
	SK: Sharon Kinsella, Founder Member Representative			
	RG: Ross Grieve, Management Company Representative			
	SM: Steve McGinnis, Accounts – Observer			
	DC: David Clark, Founder Member Representative			
	JF: John Fosdick, Committee Member			
	KC: Kelly Claypole - Belton Lodges Manager			
Agenda, Notes, Discussions, Issues, Actions				Actions
Previous Minutes	PH: Can we confirm the minutes are correct and we are all happy? RH: Not present but would like more details on Chapman SK: Explain Issues - Issues are now resolved			
Previous Minutes	All agreed and happy			
AGM	PH: Accountants running late due to working from home and having staff isolate therefore the annual accounts won't be ready in time for the AGM and the 28days notice for the original proposed dates.			
	RG: Accounts are in the final stage but confirmed with 28days notice that will take us until the week of Christmas RG: Proposal of new AGM Date of 11st Feb 2022 and to be held on Zoom			
	PB: Agrees with new date and virtual zoom call JF: Agrees - sensible after the last 18 months RH: Agrees on date - proposes face to face committee meet instead of Zoom call			
	RG/SK/PH: discuss possibilities but agree Zoom is easier and safer but Ross to investigate best way to hold the virtual AGM PB: Will draft letter for Members advising of new date All: All Agree			

	<p>Election Process: SK: held on Election Buddy All: Agreed</p>	
Accounts	<p>SM: Auditors have the final copy in the next few weeks and Quarterly accounts will be ready for start of December PB: General update on financial situation SM: Overall good situation - not as high spend as normal years. will be accrued for following years. RG: biggest expenditure at Belton is wages. Wages have gone up across the country by 15-20% - this has helped keep staff and standards high.</p>	
Site Report	<p>RG: Not much to report on - Belton is reactive at solving problems. several bathroom floors replaced and another to do. Ongoing halogen to LED bulbs throughout the lodges and the site. Grounds are continuing to be worked on.</p> <p>KC: Agrees- Trying to be as proactive as possible and solve as many issues as they are reported.</p>	
Hotel Report	<p>JF: Meeting with hotel General Manager and Kelly was held. GM was hostile in meeting and not very open to discuss the way lodge owners are treated. Issues raised were: discounts/ restaurant and bar booking/ service. GM has ensured that next year things will be changing as there will be less golf breaks and more spa breaks - freeing space in the restaurant. RG: proposal of meeting with GM to be held with Kelly and himself to discuss further action. PB/JF/RH/SK: All Agree PB: Is it worth putting a questionnaire out at the AGM regarding the hotel? SK: After discussion with Ross/Kelly and Hotel Gm is held we can decide. PB/RH/JF/DC: All approve</p>	
Members Issues Raised by Mail and General Feedback	<p>RG: Feedback from guests on Medallia is generally good! Issues that are reported are dealt with onsite, and any issues not reported can be checked on departure.</p> <p>PB: Member issues via Mail/email are generally contract/ownership issues or a change in circumstances - not generally resort issues.</p> <p>SK: Agrees - been a high change in people's circumstances over the last 18months. People are now realising what they were sold many years ago actually isn't correct. All emails are responded to and sorted.</p>	

AOB	<p>RG: Energy/ Utility prices will have to increase for Fixed Weekers due to suppliers increasing their charges in august.</p> <p>PB: To be mentioned at the AGM - then they are given lots of notice.</p> <p>RG: Cost to be calculated to cover costs - not to make a profit.</p> <p>All: Approved and agreed</p> <p>PB: Commitment has been made to the accounting firm for a further 3 years. This has been checked with the constitution and signed off. The firm was checked to ensure they were giving us a competitive rate, but we wanted to keep to the same firm as they are familiar with the way the accounts run.</p> <p>All: approved.</p> <p>JF: are we holding a meeting before the AGM?</p> <p>RG: Meeting to be held in January 2022 - Date will be confirmed</p> <p>RH: Can you confirm meetings for the 18th and 25th are cancelled as AGM is delayed?</p> <p>PB: Confirms cancelled meeting and will liase with RG and SK for January meeting.</p>	<p>PB: Check constitution to ensure committee have power to sign 3yr engagement of auditors on behalf of</p>
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