



BELTON WOODS  
LODGES

Meeting Name:	Belton Woods Lodges: Committee Meeting			
Date of Meeting	23 <sup>rd</sup> April 2024	Time:	11:00am	
Minutes Prepared By:	Kelly Harlock	Location:	Zoom Call	
Attendees:	PB: Phillip Bond, Owners Representative JF: John Frosdick, Owners Representative DH: David Hampson, Owners Representative LN: Lloyd Neal, Owners Representative RG: Ross Grieve, Management Company Representative SM: Steve McGinnis, Management Company Representative/ Accounts KH: Kelly Harlock, Belton Woods Lodges Resort Manager			
Opening of the Meeting:	Philip Bond welcomed and opened the Zoom. Sharon Kinsella and David Clarke are unable to attended the Zoom Call and sends their apologies.			
Agenda, Notes, Discussions, Issues, Actions				Actions
Role of Chair	The meeting begins by asking for the re-election of the chairman – Philip Bond. LN Proposes JF Seconds			
Previous Minutes	Philip asks the committee to approve the previous minutes.  All approved.			
Arising matters	PB: any arising matters?  RG: None from myself.  None mentioned, PB moves on the Financials			
Financials	<b>Half Yearly Accounts</b> SM: Overall, the accounts show good control over spend has been shown for the half year accounts. All lines are roughly where we predicted they would be. Over the year based on the current spends there is a projected additional surplus in the accounts  <b>Budget for 2024/2025</b> SM: As there is an ongoing surplus in the accounts, Rather than increase fees to cover spend we are looking to use up the surplus over the coming years and reduce fees by 10% in the process. PB: Proposer DH: Seconded			

Resort Update	<p>RG: Not much to update the Committee on since the AGM was only a couple of weeks ago. We are still having issues with bathrooms within units, if these are needing to be replaced then Kelly and her team action this as quickly as possible.</p> <p>KH: We are undergoing a massive tree/shrub removal project over the next year and have started already. We receive complaints every year regarding the view over the golf course and so we are trying to restore this as best we can whilst keeping privacy of the lodges.</p>	
Hotel Update	<p>The main driveway has been repaired and all pot holes are filled.</p> <p>The Driving Range has been refurbished and the latest Trackman software is in full operation. This has made the driving range very busy and we have had lots of positive comments since the upgrade. Further work, for a designated car park and toilets has been requested to the Capex team and this would hopefully be completed by the end of the year.</p>	
Guest Feedback	RG: Feedback for Belton is always high, Kelly and the Team over the last 30days have an average score of 9.1/10 and are within the top three of the Seasons Resorts.	
AOB	Nothing further to discuss or report	
	Philip thanks everyone for their time today, we will speak soon.	