



## **CEDAR CHASE RESIDENTS' SOCIETY LIMITED**

**Minutes of the Special General Meeting held at Cedar Chase on Wednesday 16<sup>th</sup> April 2025 at 7pm.**

### Item 1 – Apologies and Proxies

#### **Present**

- 1 Rodney Cook
- 2 Andrew Findlay (Chair) & Jane Curry (Treasurer)
- 3 Sarah Fisher
- 4 Paul Wyatt
- 5 Chris Chenery
- 6 Ruth Burgess
- 10 Sally Jacobs
- 14 Lee Farnsworth
- 16 Alan Peery
- 17 Jon Hanford
- 18 Drew (Secretary) & Clare Somerville
- 19 Cath Knight
- 22 Tim Norris
- 23 Cris Towner & Carol Pitcher-Towner
- 24 Chris Dudding

#### **Proxies**

- 8 Gill Newman
- 20 Simon Tracey
- 21 Oliver Meats
- 25 Ann Breen

#### **Apologies**

- 7 Rosemary Read
- 9 Tony and Jennifer Lamburn
- 11 Katie Dooling
- 12 Ronan Lawrence and Roisin Lakings
- 15 Gaz Saleem

### Item 2 – Audit Proposals

The Chair introduced the meeting, explaining the requirement to convene a Special General Meeting to vote on a change to Society rules. An information note had been circulated to all residents 2 weeks prior, explaining two proposals being put to residents on how the society accounts would be audited.

Some points were raised by residents, and clarified by the Chair as follows:

- The costs of a full audit were estimated to be ~£2k annually; an increase of £1k
- The vote today would not deny Residents choosing to change the audit approach in the future; a vote was required at each AGM

Proposal A: That Rule 53 of the Cedar Chase Handbook be rescinded and replaced with wording from the Financial Conduct Authority (FCA) Handbook (section 7.2.20) unchanged.

*'The members shall vote annually, as allowed by section 84 of the Co-operative and Community Benefit Societies Act 2014, at the General Meeting, to have, when necessary in law or where the membership requires:*

*An audit carried out by a qualified auditor*

*An audit carried out by two or more lay auditors*

*A report by a qualified auditor*

*Or unaudited accounts, where the conditions for such exist*

*If a full audit or a report is required, a person who is a qualified auditor under section 91 of the Co-operative and Community Benefits Societies Act 2014 shall be appointed. The qualified or lay auditors, if so appointed, shall not be officers or servants of the society and nor shall they be partners of, or in the employment of, or employ, an officer or servant of the society. Lay auditors shall be chosen by the Committee of Management from the general membership and/or others.*

*If the membership vote for unaudited accounts, the society's income/expenditure ledger shall be scrutinised by the secretary and committee members only and signed, as a true record, by the secretary and two committee members or any other number as may be required by legislation. An income/expenditure report will be prepared to present to the society's members at each Annual General Meeting'.*

**The vote of those present, and all proxies, was to accept Proposal A and change Rule 53. Total in favour 19. Total against 0. Proposal Carried.**

Proposal B: That the approach to auditing the 2025 accounts be a Report by a Qualified Auditor – Option 3 in the new Rule 53.

**The vote of those present, and all proxies, was to accept Proposal B and agree the approach to auditing of 2025 accounts would be a Report by a Qualified Accountant. Total in favour 19. Total against 0. Proposal Carried.**

Meeting closed 7:30pm