**BRAG AGM 12 May 2024 Minutes**

Apologies for absence - Stuart Rock, Ingrid Nix and David Sawkins

1. Approval of minutes for 2023 A.G.M. – approved
2. To receive the annual report 2023-24 - Anna gave an overview of the year’s events. Tenants come and go. There are 18 presently on our waiting list. Two 2.5 pole plots are to be combined into one 5 pole plot. An apple tree pruning workshop was held by Daniella with another possible. The committee hopes to enhance the group’s social life. Barbed wire is still missing along the bottom plots’ west fence. At the south boundary the hedge which belongs to Noah’s Ark has been ‘Laid’ by them. Tenants will need to sign a new Tenancy Agreement, which has yet to be finalised by Barnet Allotments Federation. Padlocks will also need to changed and new keys and Tenancy Agreements will be done at the same time.
3. To receive the annual accounts 2023-24. Nick Mackley gave a summary. Income was £3670 of which £517 was for hosepipe usage. Repairs, site improvements (e.g. building a low gabion wall) and hire of digger came to £1626. The credit with the water company ended so the cost was £445. Total spends came to £3324. £20930 is carried forward. - accepted.
4. To appoint the independent examiner of accounts for 2024-25 - Derek Dishman was re-appointed.
5. To accept the retirement of committee members - accepted. David Eaton is not continuing due to ill health and Tome Kosel has also retired due to work commitments.
6. To elect committee members for 2024-25 - elected with the addition of two new/rejoining - John Furie and Erica McCormick.
7. Bring Handbook and Constitution in line with the Terms and Conditions regarding the 40 day payment period. A question “When is it from” was answered by “From 1st. April”. One plot holder asked about not receiving last year’s rent renewal before 1 April. Reminders to go out via byngroadallotments@gmail.com as well as Nick Mackley’s email. Ultimately, it is the tenant’s responsibility to ensure rent is paid.
8. Vote on changes to ‘Terms and Conditions’ - in item 17 mentions committee finding a helper for any tenant struggling to cultivate their plot is to be taken out. The cultivation requirement will remain. - voted yes. Tenants to find their own helpers but must inform the committee and will not be entitled to take over the plot.
9. Updates on:
* Overhanging trees should be pruned each year. Unpruned fruit trees will be classed as non cultivation.
* Hedge outside north fence - the part that was damaged/missing last year is now replanted by Barnet Council with hawthorn of 1 m. height.
* BERFC have got planning permission but not a go ahead from Barnet Council. Pitch 4 would be closer and landscaping for it could cause flooding.
* Community Harvesters last autumn picked 30 Kg apples from our orchard. The apples are edible when allowed to fully ripen.
1. Reminders in the interests of general site ambience and maintenance.
* legacies from tenants who have left (and may not have told the committee) are making work for us. Rubbish is being blown into and out of the allotment.
* Tenants need to inform the committee if their contact details change.
* Security of site is an issue. Unknown visitors without tenants are entering the site and thourgh the Environment Centre. Please do not hand out your key to others.
* Children playing with water butts should be better supervised.
* Uncultivated plots are causing a nuisance to neighbouring tenants. Several complaints have been received.
* There is a limit of 10 poles only on the allotments that can be held while the waiting list remains.
* Committee meeting minutes are not on the website now. There was a complaint about privacy when one of the tenants was discussed in a previous committee meeting. Redacted committee minutes are time consuming and take up too much space on the website. Anyone wanting committee minutes are to request them via BRAG email. However the AGM are still available on the website.
1. AOB
* compost delivery has been ordered. Horse manure is now accessible in the (now dry) Galley Lane field.
* Imposing a £50 deposit before can get a plot was voted no.
* Dick Elms kindly gave a choice of many gardening books for tenants to take away.

Generally a thank you is due to people who came as this was well attended (30 strong) AGM. An opportunity to meet and socialize.