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MINUTES OF THE ANNUAL GENERAL MEETING **Thursday 30 September 2021**

1.	WELCOME <p>John Davidson, Chief Executive and Secretary of Almond Housing Association, welcomed everyone to Almond's second virtual AGM and hoped we would be back to normal next year. John thanked staff for their hard work throughout the year and thanked Almond's customers for having patience whilst we worked out how to navigate the pandemic. The positive results from the recent survey that was carried out confirmed our customers are happy with the service they received throughout what was an extremely difficult period for everyone.</p> <p>On behalf of the Board, John thanked Martin for his support as Chair and he noted that whilst Martin would remain on the Board, this would be his last meeting as Chair.</p> <p>John concluded by thanking Andrew Saunders for his length of service as a Board member and Chair whilst also being a CEO of another housing association.</p> <p>At this point in the meeting, the Chair of the Association, Martin Joyce, introduced himself and welcomed all in attendance.</p>
2.	NOTIFICATION OF APOLOGIES <p>The list of apologies received will be added to the minute of the meeting.</p>
3.	PREVIOUS MINUTES <p>The minutes of the Annual General Meeting held on 3 September 2020 were proposed as an accurate record by Adam Turner and approved by all members present.</p>
4.	MATTERS ARISING FROM THE MINUTES <p>There were no matters arising from the minutes of the previous AGM.</p>
5.	CHAIR'S REPORT <p>The Chair opened by noting that Andrew Saunders joined the Board of Management in May 1994 and thanked him for his length of service. With over 27 years with the Association, this would be Andrew's last Board meeting. The Chair passed on his best wishes from everyone at Almond, and he acknowledged that Andrew will be a big loss to the Association with the knowledge and experience that he brought.</p> <p>The Chair moved on to thank both Victoria Bluck and Craig Morton, who joined the Association's Board as co-optees through what has been a difficult time. He also thanked the staff at Almond and, in particular, the Senior Management Team. The Chair acknowledged that both John Davidson and Iona Taylor had joined the Association at a difficult time, and he thanked them for their hard work and effort.</p>

	<p>Despite the difficult year that everyone has experienced, AHA has continued to provide an excellent service to tenants that they all deserve.</p>
6.	<p>PRESENTATION OF ACCOUNTS FOR YEAR ENDING 31 MARCH 2021</p> <p>The accounts for 2020-21 were presented by Craig Porter, Director of Finance.</p> <p>Craig began by presenting the Statement of Comprehensive Income and confirmed that it had been reviewed by the Association's auditors, RSM. Craig moved on to advise that as a result of the changes to the valuation of pension scheme assets, the defined pension liability has increased by £360k.</p> <p>It was noted that Covid-19 had affected the overall results and throughout the year the Association had significant plans to improve the properties within its stock. However, due to the various lockdown restrictions that were imposed throughout the country, the Association was unable to fulfil its plans. Notwithstanding this, we still managed to invest £2.5m in our stock throughout the year.</p> <p>Craig thanked the auditors for their hard work and the finance staff for producing the required statements.</p> <p>There were no questions from the Members present.</p>
7.	<p>RE-APPOINTMENT OF AUDITORS</p> <p>Craig moved on to the re-appointment of auditors. The recommendation was to reappoint RSM following a tender exercise in 2019 where they were successful.</p> <p>The recommendation was approved by Members present.</p>
8.	<p>ELECTION OF BOARD MEMBERS</p> <p>In line with the rules of the Association, one-third of Board members retire annually. The Chair stated that the three Board Members due to stand down this year were Andrew Saunders, Anne Gault and himself. Both Anne Gault and Martin Joyce were re-elected unopposed, and the Chair confirmed that Andrew Saunders was stepping down from the Board.</p> <p>The Chair moved on to advise that both Victoria Bluck and Craig Morton were standing for election this year after serving some time over the last year as co-optees. Both members were elected unopposed.</p>
9.	<p>QUESTIONS</p> <p>At this point the Chair opened the meeting to questions from the floor.</p> <p>There were no questions.</p>
10.	<p>AOCB</p> <p>None.</p>
11.	<p>CONCLUSION</p> <p>The Chair advised that this marked the end of the virtual meeting and he thanked everyone for attending.</p> <p>The meeting was then brought to a close.</p>

