

Campbell Heights Management Company Limited

Registered Office: Mortimers Property, PO Box 1757, Northampton NN2 1NR

Telephone: 07753 638180

Email: karencoop@mortimers.uk.com

Annual Community Meeting incorporating the Annual General Meeting of Campbell Heights Management Company Limited

Sunday 6 July 2025 4pm at Enterprise Lane

Explanatory Notes and Information:

- The meeting takes place on the lawn in front of Enterprise Lane. Attendees will need to bring their own seating and possibly shade
- The meeting is in 2 parts
 1. The formal CHMC Annual General Meeting, to meet legal requirements
 2. An informal consultative meeting
- During the formal CHMC AGM voting will be by paper ballot with one ballot issued for each leasehold property
- Only items included on the formal CHMC AGM agenda (over page) can be put before the meeting
- Additional items can be added to and discussed at the informal consultative meeting if time allows
- Voting at the consultative meeting can include all residents and shareholders and is non-binding on the Board
- All documents, reports and the accounts (year ended 31.12.2024) can be found on the development website www.campbell-heights.co.uk
If you would like a paper copy of the documents please contact karencoop@mortimers.uk.com

**THE ANNUAL GENERAL MEETING OF
CAMPBELL HEIGHTS MANAGEMENT COMPANY LIMITED
(The Company)**

**To be convened at 4.00pm on Sunday 6 July 2025 on the front lawn
at the entrance to Enterprise Lane**

The meeting will be in two parts. There will be the formal AGM of the company as set out in the agenda below to meet legal requirements. This will be followed by an informal consultative meeting to discuss issues of interest and concern to shareholders and residents.

The AGM will include the election of Directors. All shareholders are encouraged to consider coming forward to join the Board. Three and four bedroom properties at Enterprise Lane are particularly under represented on the current board.

AGM AGENDA

1. Apologies
2. Minutes of last meeting – follow up on actions
3. Director's Report
4. Introducing Mortimers Property
5. Adoption of Accounts – Year ended 31.12.2024
6. Election of Board (this will be by private paper ballot)
7. Appointment of Mortimers Property as managing agent and company secretary
8. Appointment of John Webb, as accountant
9. Appointment of Virgin Money as bankers to the company
10. Collection and counting of ballots
11. Briefing for Consultative Meeting
12. Announcements of results and close of meeting

Refreshments Break

Community Consultative Meeting

1. Security of the development – Discussion paper
2. Formation of a Maintenance Working Group
3. Sustainability and Energy Efficiency
4. Landscaping

Shareholders and residents are invited to email karencooper@mortimers.uk.com with items to add to this agenda for the Community Consultative Meeting. "Any other business" points can be tabled at the meeting, discussion on these matters will be within parameters set down by the chair to ensure the conduct of a fair and orderly meeting.

NOTES

- A.** Any member of the company entitled to attend, speak and vote at the meeting may appoint a proxy to attend, speak and in a poll, vote instead of that member. A proxy need not be a member of the company.
- B.** A letter signed by the member appointing the proxy must be received by karencooper@mortimers.uk.com by 5pm Thursday 3 July 2025 to be valid.
- C.** Accounts to be presented at the meeting are available on the development's website. The statutory registers may be inspected by any shareholder upon request to Mortimers Property.