



## SCANDINAVIAN VILLAGE ASSOCIATION

Scandinavian Village, Aviemore, Inverness-shire PH22 1PF  
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15 October 2012

Dear Member,

### **Thirty Second Annual General Meeting followed by the 2012 Extra-Ordinary General Meeting.**

#### **A. The Thirty Second Annual General Meeting**

The Thirty Second Annual General Meeting of the Scandinavian Village Association (SVA) will take place at the new Community School, Aviemore, on Saturday 10 November 2012 commencing at 11.30am. The 2012 Extra-ordinary General Meeting of the Association will take place immediately after the close of the Annual General Meeting. An Agenda for each meeting is attached. Refreshments will be available from 11.00 am. Please note that stiletto heeled shoes should not be worn as we will be in the games hall which has wooden flooring. Directions to the School are also attached.

The Annual General Meeting relates to the 2011 financials and to the Elections to the Committee and the Extra-ordinary General Meeting relates to the current year and the approval of the Budget for 2013 which in turn will set the Licence Fee and Levy for that year. Full details are given in the various attached papers.

I am pleased to report that there is ample evidence that the Management Company (SVL) and the staff continue to work hard at maintaining and improving standards within the Village. Once again we have received the RCI Silver Crown Award. We have also received a communication from Tripadvisor informing us that they regularly receive good reviews from people who have stayed at the Village.

The work of the Committee, Board and especially the General Manager, Facilities Manager and their staff should be commended in achieving high standards at our resort.

You will see from the various SVL Directors' written reports attached that it has been a busy year all round. The Administration Director continues to look at ways to further improve the Association website with updated views of the Village. The Facilities Director has included in his report the continuing improvements to the fabric of the Village and, of course, the Finance Director's good oversight of our finances.

Among the improvements which have been made is the updating of the Licence and I would ask Members who have lost or would like a new updated Licence to pay particular attention to the item detailed in the Administration Director's Report.

I am sure that Members will be aware of the rather large increase in the cost of postage which does affect the bottom line of our finances and subsequently the Levy. I would therefore ask Members to again take note of the item relating to postages in the Administration Director's Report.

## Resolutions for Approval at the Annual General Meeting:

- **Resolution 1 (Agenda Item 3):** To consider and, if thought fit, to approve the Minutes of the Annual General Meeting held on the 12 November 2011. The Minutes of the meeting were issued to Members earlier in the year. A copy of the Minutes are available on the Members' Section of the Village website. [www.scandinavian-village.co.uk](http://www.scandinavian-village.co.uk)
- **Resolution 2 (Agenda Item 4):** To consider and, if thought fit, to approve the Minutes of the Extraordinary General Meeting held on 12 November 2011. The Minutes of the meeting were issued to Members earlier in the year. A copy of the Minutes are available on the Members' Section of the Village website. [www.scandinavian-village.co.uk](http://www.scandinavian-village.co.uk)
- **Resolution 3 (Agenda Item 5):** To consider and, if thought fit, to approve the Accounts of Scandinavian Village Association for the year ended 31 December 2011. (already circulated) these Accounts are available on our website and can be accessed on [www.scandinavian-village.co.uk](http://www.scandinavian-village.co.uk) and logging into the Members' section.

**Elections to Committee:** Both Mr John Mckie, and Mr Thomas Moar are due to retire by rotation at this AGM, but have, in accordance with the Regulations for Appointment to Committee, indicated their willingness to stand for re-election, and will be appointed without the need for a vote to be taken as no other nominations for election were received.

**To receive the Audited Accounts of Scandinavian Village Limited, for the year ended 31 December 2011 (already circulated) (Agenda Item 7):** An extract copy of these accounts was circulated along with the letter issued to members in April 2012. A copy of the Company's Accounts is available on the Association's website which can be accessed on [www.scandinavian-village.co.uk](http://www.scandinavian-village.co.uk) and logging into the "Members" section.

## B. Extra-ordinary General Meeting of the Association:

- **Resolution 1 (Agenda Items 6 & 7):** This resolution deals with the need for the Association to provide funds in support of the Management Company (SVL), to enable SVL to fulfil its obligations as detailed in the enclosed Budget for 2013. Members should be aware that the Licence fixes the Licence Fee and its annual increase by reference to any increase/decrease in the level of inflation, but provision is made in Clause (3b) of the Constitution to raise additional funds by way of a Levy, to meet the general operating deficit of the Management Company for any year.
- **Resolution 2 and all of its Sub-resolutions (Agenda Item 8):** This resolution deals with the matter of the proposed termination of certain Licences where, in accordance with Clause 10(b) of the Constitution, the defaulting Members are in arrears of the Licence Fees and Levies that remain unpaid for a period of at least 180 days. Furthermore should the Company not have an address to serve written notice the Committee may procure that the Company takes steps to terminate the Licence forthwith and report its actions to the general meeting of the Association. As there are several such defaulting Members the resolution is broken down into a number of parts.

**Terminations:** A total of eighteen Licences held by fifteen individual owners, where the Licence Fees and Levies remain unpaid after at least 180 days from the due date of payment, fall to be considered for termination at the EGM. Please refer to the 'Details of Resolutions' and the 'Voting Paper and Form of Proxy' for more information. You are being asked to vote in favour of terminating these Licences. The process of submitting bad debt cases to the Membership for the authority to terminate ownership occurs only after every action has been taken to collect unpaid fees, including due legal process, and this can result in the stigma of a Court Judgement and its detrimental impact of the debtor's credit rating. Although these steps may seem rather drastic, they are taken in the best interests of the majority of good-paying Members.

**Sale of Terminated Units:** In anticipation of passing all, or some, of the sub-resolutions, you are invited to submit your bids for those Licences. Bids may be submitted on your behalf or on behalf of family and friends, and should be sent to the Village office at the above address, or by e-mail to [general.manager@scandinavian-village.co.uk](mailto:general.manager@scandinavian-village.co.uk) to arrive no later than Friday 9 November 2012. Postal bids should be sent in a separate envelope from your Voting

Paper & Form of Proxy, clearly marked to show that it contains a bid, or bids, and indicating the Licence number(s) concerned. Your Committee has set a reserve price for each unit and the first bid to equal or exceed the reserve price will be successful. All successful bids submitted by the close of business on Friday 9 November 2012 will be dealt with immediately after the voting results are known and any terminated units which remain unsold after this process will be auctioned at the end of the EGM.

**Accommodation for AGM/EGM:** The annual maintenance period for the Village commences on the day after the AGM/EGM, but some accommodation may be available for use by members who wish to stay overnight on Saturday 10 November and or on Sunday 11 November 2012. This accommodation will again be made available on a first come, first serve basis, under the condition that Members who attend the AGM/EGM will be given the use of an Apartment, for a nominal fee of £25 per night, or a Villa for a nominal Fee of £35 per night. Those who do not attend the meetings will be charged £55 per night plus the cost of electricity for an Apartment, or £70 per night plus the cost of electricity for a Villa. These will apply in place of nominal fees. For avoidance of doubt I will again clarify the situation for those owners who have been staying in the week immediately the prior to the AGM/EGM and wish to extend their stay to allow them to attend the AGM/EGM they will be charged only for the electricity consumed up to the time of departure. There will be no linen charge unless fresh linen is requested. If those owners wish to delay their check out beyond 10am on Saturday 10 November 2012 but do not attend the AGM/EGM they will be charged the £55 per night or £70 per night referred to above, plus the cost of electricity. All units must be vacated by 2pm on the date of departure.

If you wish to take advantage of this accommodation, please contact the Village office as soon as possible.

**I would also take this opportunity to advise that there are still some units available for rent during the shutdown period, November/December 2012 at the special price of £190 per Villa, per week.**

**Refreshments:** Refreshments will be served from 11am until 11.25 am and your Committee Members look forward to meeting as many of you as possible during this time, and hopefully we can all look forward to a successful AGM/EGM.

Yours sincerely,



T. Brian Moar  
Chairman

**Documents enclosed:**

1. Notice Convening & Agenda for the Annual General Meeting and Extra-ordinary General Meeting of the Scandinavian Village Association.
2. Report by the Facilities Director of Scandinavian Village Limited
3. Report by the Administration Director of Scandinavian Village Limited.
4. Report by the Finance Director of Scandinavian Village Limited.
5. Budget Comparison 2012 and 2013 including the Forecast of anticipated results of the Management Company for the year ended 31 December 2012.
6. Details of the Resolutions in connection with (a) the proposed Levy for 2013 and (b) the Termination of certain Licences.
7. Resales Price List.
8. 2012 shutdown invitation.
9. Directions to the new Community School in Aviemore
10. 2013 Rentals Tariff & Application Form.
11. Voting Papers & Forms of Proxy.