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Beechwood & Wheatcroft Residents Association
Minutes of meeting held
04/07/2024
Loch Lomond Rugby Club

In Attendance:

Committee members: T Neufeld, J McGarva, A McGarva, R Stibbs, D Bole, J Coulthard, H Scammell, G Coulthard, R Kerr, J Szpringier, R Goodall, J Kennedy, I Milligan

Apologies: L Stewart, K Smith, J Robertson, J Bollan

Councillors: None

Residents: H Connelly

Guests: None

Community Police: None

1. Welcome and Introduction:

Tom Neufeld, (Chair) opened the meeting and thanked everyone in attendance.

2. Minutes: Proposed Janice McGarva. Seconded David Bole.

3. Matters arising from last meetings minutes: None.

4. Park PM Update:

Park PM provided an email before the meeting that was inadvertently missed. This information is included below.

A total of 388 payments have been collected to date, in percentage terms 86.80%. 1 account on temporary hold and 17 accounts on legal actions. 41 accounts remain outstanding. Park PM confirmed that £15,908.00 in total has been paid to BWRA to date and a total payment to of £9,312.00 has been paid to Park PM to date.

Park PM reported that they have had a response from the owner of multiple properties with large debts outstanding, the response has been passed to their solicitor to try and avoid any extended dialogue or further delays on the multiple owner account.

First and Final reminders were issued on 11th June and this has resulted in further payments being received. Notice of Intended Action were issued on the 26th June and if owners have still not paid then the relevant accounts will be passed onto legal actions on the 11th July.

5. Councillor Update/Questions:

There were no councillors at the meeting.

6. Questions from Residents:

There were no questions from residents tonight.

7. Chair Report:

With regard to the increased dog poo mess throughout the estate, TN presented to the meeting a wooden poo bag dispenser that he had made. The box contained 100 bags which he proposed to place in close proximity to the reminder signs that have been erected throughout the estate advising residents to dispose of dogs poos in the bins provided. TN asked the residents at the meeting to have a think about where the boxes would be best situated and he would come back to the subject at AOB.

TN had spoken to MGS with regard to damage to the banner used to advertise the BWRA meeting that occurred during grass cutting. MGS had agreed to have the banner repaired.

TN reported that the Defibrillator battery, that was fitted a year ago, was showing signs of depletion, i.e. the battery life indicator was displaying 1 or 2 bars at the most and residents may be concerned. TN was of the opinion that the battery should last five years. TN not happy with the explanation given that it could possibly a Defibrillator software problem. TN has written an email to Shennah Nelson who supplied the battery and he is awaiting clarification from her with regard to the battery life indicator problem.

TN stated that there were a few outstanding issues he had intending to bring up at the meeting with the Councillors but it would need to wait until the next meeting as there were no councillors in attendance. i.e. manhole repair, grit and litters bins to be returned to their original positions and replacement of the bin next to the bus stop.

8. Secretary Report: None.

9. Treasurers Report:

JM stated current balances in the accounts are:

* General Maintenance: £29,985.15

* Reserve Account: £21,612.12

* Social Fund Account: £ 336.80

* Total: £51,934.07

10. Contact Co-Ordinator Report.

RG stated that area 18 shrubs have been cleaned up. He has spoken to MGS with regard to trimming the trees overhanging onto the gardens of the houses opposite the mailbox. RG reported that there had been damage to a small number of pine trees in the estate, i.e. 4 or 5. It was his intention to replace them but no tree work would be done until Autumn.

Residents at the meeting welcomed in particular the new planting that RG had undertaken in the border at the entrance to the estate and TN led a vote of thanks to RG in recognition of these works.

11. Social Convenor Report:

Ongoing discussions took place with regard to the BWRA 'impromptu' barbecue that was due to take place Saturday 6 July. DB stated he had used local suppliers to obtain the supplies required, a donation box would be made available to support the charity CHAS.

12. AOB:

There were a few suggestions from the residents as to where best to place the wooden boxes containing the dog poo bags. The areas suggested are dog walking areas, that is; area 10 opposite the Defibrillator, area 17 Beechwood Drive close to the bin, area 6 where the gas sub station is located, area 2 Broomhill Play Area near the circle, area 32 opposite the lower bus stop.

13. Next meeting: Thursday 1st August 2024.

14. Actions

Meeting Date	Action	Responsibility	Update
2/2/22	Address water at Murroch Cres. (i.e. The corner of Murroch and Beachwood	R Goodall/I Dickson with R Welsh	Ongoing
2/3/22	Investigate water through Communal Car Park at top of Beechwood.	R Goodall	Ongoing
5/10/23	Replace bin next to bus stop	I Dickson	Ongoing
01/02/24	Feedback from the report issued to the contractor regarding the pavements and roads.	J Bollan	Ongoing
01/02/24	Changing the accounts to online.	J McGarva	Ongoing
04/04/24	Lower part of gully area. (Awaiting plan).	R Goodall/J Bollan	Ongoing
02/05/24	Grit & Litter Bins to be replaced in their original positions.	J Bollan	Ongoing
02/05/24	Position poo-bags throughout estate.	D Bole/T Neufeld	Ongoing
07/06/24	Liase with WDC re manhole repair	J Bollan	Ongoing