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Beechwood & Wheatcroft Residents Association

Minutes of meeting held

01/08/2024

Loch Lomond Rugby Club

**In Attendance:**

**Committee members:** T Neufeld, R Stibbs, J McGarva, J Coulthard, D Bole, R Goodall, H Scammell, G Coulthard, J Kennedy, K Gothard

**Apologies:** K Smith, L Stewart, M Reid

**Residents:** J Kennedy, H Connelly

**Councillors:** J Bolla

**PPM:** (Park Property Management): E Adams

1. *Welcome and introduction:* Tom Neufeld (Chair) opened the meeting and thanked everyone in attendance.
2. *Minutes:* Proposed by Janice McGarva and seconded by Harry Scammell.
3. *Matters arising from last meeting's minutes:* No matters arising.
4. *Park PM Update:*

EA, representative from Park PM, advised that a total of 391 payments have been collected to date, in percentage terms 87.47%, 1 account remains on temporary hold and 17 accounts on legal actions. 38 accounts remain outstanding. Park PM confirmed that a payment of £1,804.00 has been made to BWRA.

Park PM reported that the owner of multiple properties with large debts outstanding, who had previously been engaged in negotiations had now broken off communications. A legal letter has been issued and E Adams will provide an update at the next meeting.

TN reported that 53 Murroch Crescent had recently changed hands about the time the fees were due to be paid. He asked E Adams to check the current status of the property, that is, to ensure the new occupants have received a letter from PPM notifying them that the maintenance fees were due.

EA stated that one owner has had two properties renovated into one single property and Park PM are waiting for legal evidence i.e. title detailing proof that the work has been completed and therefore qualifies for only one maintenance charge.

5. *Councillor Update/Questions:*

TN reported that there were a few outstanding issues that required attention:

WDC have removed the old bin but no new bin has been replaced next to lower Beechwood Drive bus stop.

No action has been undertaken by WDC to repair the collapsed manhole near the entrance to the Rugby Club on Beechwood Drive.

Grit & Litter bins have not been returned to their original positions.

An area of concern are the steps that lead onto Beechwood Drive next to the flats. The top step in particular is unsafe and requires repair, it is the responsibility of WDC.

JK asked JB on what grounds was Harris Smith allowed to appeal his rejected planning application. JB stated that there will be a process to go through, planners will look at the site and the history and make a report that will be submitted to Scottish government. Deadline for Harris Smith appeal is to be submitted 12<sup>th</sup> August 24. HS (H Scammell) reported that Harris Smith's lawyers have stated that if his appeal is successful there is no proposal to pay any monies to the community fund. Jane Scammell has submitted a letter to Jackie Baillie in response to Harris Smith's latest appeal. TN noted that all previous responses against the proposal submitted to planning will be considered by the Scottish Ministers when determining the appeal.

6. *Questions from Residents:* None.

7. *Chair Report:*

MGS has supplied the new BWRA sign, unfortunately there are no facilities to change date and time. TN will try and locate the signwriter and ask if it is possible to modify the sign accordingly. With regard to the BWRA notice board, MGS organized new posts and the notice board has now been re- installed.

TN reported that the dog poo bag containers have been sited throughout the estate at the agreed designated locations. TN will ask Catherine Marsh to publish the new arrangements on BWRA website. A few committee members have volunteered to monitor the containers and contact TN for additional supplies to refill containers as required.

TN reported he has been given assurance from Well Medical that the battery life display indicator showing 2 bars on the defibrillator is considered to be a routine software problem. The low Battery indication will not have any adverse effect on the workings of the defibrillator.

8. *Secretary Report:* Nothing to report.

9. *Treasurer Report:*

JM stated current balances in the accounts are:

- General Maintenance: £30,682.15
- Reserve Account: £21,612.12
- Social Fund Account: £ 336.80
- Total: £52,631.07

JM stated there are additional expenses to be paid in relation to costs associated with BWRA barbecue and material costs of installing dog posts on the estate. There is also a credit of £1,804 due into BWRA bank account from Park PM. JM reported that BWRA Insurance policy covering liability for the estate's requirements will be due for renewal shortly.

10. *Contact Co-Ordinator Report:*

RG stated that ongoing maintenance continues throughout the estate. RB stated that the BWRA chainsaw is in need of service and arrangements will be made for Fraser Robb, Drymen, to carry out a routine service.

11. *Social Convenor Report:*

DB stated that the feedback from BWRA barbecue held in July was positive and enjoyed by the families living on the estate. He gave thanks to the local suppliers for supplying the goods at a discounted cost. He reported that the barbecue had raised £127.55 for CHAS and thanked everyone who had very kindly donated.

12. *AOB:*

RG stated that it should be noted that an application to the planning authority to cut down trees as stated in the recent tree survey will be subject to a fee in the region of £130. Works will not be undertaken until the growth season has finished.

13. *Next meeting:* Thursday 5<sup>th</sup> September 2024.

ACTIONS

Meeting Date	Action	Responsibility	Update
2/2/22	Address water at Murroch Cres. (i.e. the corner of Murroch and Beechwood)	R Goodall/I Dickson with R Welsh WDC	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 to liaise with WDC on behalf of BWRA	Ongoing
1/2/24	Feedback from the report issued to the contractor regarding the pavements and roads.	J Bollan to liaise with WDC on behalf of BWRA	Ongoing
1/2/24	Changing the accounts to on-line.	J McGarva	Ongoing
4/4/24	Lower Part of gully area. (Awaiting plan from RG)	R Goodall to provide plan to J Bollan	Ongoing
2/5/24	Grit and litter bins to be replaced in their original positions.	J Bollan to liaise with WDC on behalf of BWRA	Ongoing
7/6/24	Manhole Repair lower end of Beechwood Drive	J Bollan to liaise with WDC on behalf of BWRA	Ongoing
1/8/24	Repair top step of walkway from flats onto Beechwood Drive	J Bollan to liaise with WDC on behalf of BWRA	Ongoing