**Beechwood & Wheatcroft Residents Association**

Minutes of AGM held on 25th April 2024

In Loch Lomond Rugby Club

**In Attendance:**

M Reid 17 Beechwood Drive

J & G Coulthard 89 Murroch Crescent

L Reid 142 Broomhill Crescent

M MacPherson 138 Broomhill Crescent

J MacAuley 114 Beechwood Drive

J Wood 114 Beechwood Drive

F Bell 31 Murroch Crescent

J & A McGarva 71a Broomhill Crescent

K Gothard 33 Beechwood Drive

K Little 98 Murroch Crescent

C Patterson 124 Beechwood Drive

L Patterson 198 Beechwood Drive

J Robertson 200 Beechwood Drive

P Shannon 47 Beechwood Drive

R Goodall 88 Murroch Crescent

J Szpringier 96 Beechwood Drive

H Scammell 23 Broomhill Crescent

I Milligan 8 Broomhill Crescent

I Dickson 61a Broomhill Crescent

K Smith 75 Broomhill Crescent

J Kennedy 65b Broomhill Crescent

T Neufeld 97 Murroch Crescent

**22** properties represented.

Apologies: R Kerr, R Stibbs, L Stewart, D Bole

Guests: J Bollan (Councillor, WDC), E Adams (PPM)

1. **Welcome and Introduction**

T Neufeld welcomed everyone. Out of the 440 properties on the estate, 22 being represented tonight which is a great turn out as we require 20 for the AGM to proceed.

1. **Minutes of Last AGM**

Proposed H Scammell seconded A McGarva.

1. **Matters Arising from Minutes**

None.

1. **Chairman’s Report**

Shortly after the 2023 AGM the joint Treasurers Liz Stewart & Liz Patterson had to step down due to personal commitments. The committee therefore had to do a reshuffle. The elected Secretary Janice McGarva took on the role of Treasurer, leaving the secretarial post vacant. I managed to persuade June Coulthard to take on the position, she did so sharing it with Katrina Smith. June was new to the committee and Katrina only elected at last AGM. Both have melded in splendidly with the team.

Thanks also for your support; Robert Kerr – Vice Chair, Rob Goodall – Contracts Co Ordinator & David Bole - Social Convenor. With nothing happening on social front, Davy unilaterally put himself on the front line in the action against Harris Smith and got run over and a free ride in a police car for his efforts. Thanks also to the general members for your support.

Thanks go to Elaine Adams of PPM for all her efforts in improving our fee payment rate and financial recoveries. Her personal appearance at meetings is appreciated.

Thanks to councillors Jim Bollan and Ian Dickson for their continued support, be it, Ian has a vested interest in the committee’s continued management of estate affairs.

Thanks to Ian Norrie and the Rugby Club for use of their premises.

Thankyou to Catherine Marsh for website maintenance and postings.

Final thankyou to all the volunteer flyer deliverers who are the same people time and again. We need more of the general members to step up and help when called upon.

This year’s Meet Santa went well with some 50 selection boxes handed out to wide eyed children and the remainder to CHAS. Due to ill health Davy couldn’t participate so George Coulthard came to the rescue as Santa and me as an elf. We received good online feedback.

As always, I have supported and assisted Rob Goodall in his management of the estates upkeep. More from him in his report.

This year the committee voted to make a £100 donation to Hospital Watch who are a group of unfunded volunteers, meeting quarterly with the NHS director and managers fighting to protect and increase services within the VOL Hospital. This is their 20th anniversary.

In summary, much of my efforts this year has been pushing for support in our action against a 2022 planning application by Harris Smith to build a Track, wind turbine and agricultural shed to the East of Broomhill Crescent. Residents submitted 103 comments/objections, plus a presentation by Jack Kennedy and another by Harry Scammell went a long way to having the application rejected. Planning rejected the application on the grounds this was not agricultural ground and therefor a shed was not required in this green belt.

A second planning application by Harris Smith in 2023 mirrored the previous minus the agricultural shed. Residents submitted a further 58 comments /objections and a lengthy and professional presentation by Harry Scammell and his daughter Jane on behalf of BWRA resulted in the application being rejected, Mr Smith could not justify the construction of the turbine in a green belt area. He still has the right to appeal. What does he have to appeal on?

The planning department this week have revealed that the rejection of the application in March is to be upheld. I assume that Mr Harris Smith has not appealed. We are watching!

Dog Fouling of our Communal areas and footpaths is getting out of hand, caused by a minority of inconsiderate owners. Please report offenders to WDC Dog Warden online form. This matter will be discussed at next monthly meeting on 2nd May 2024.

As noted in the AGM Flyer WDC £60 permit charges for garden waste uplifts will likely result in increased FLY Tipping. Offenders need reported to WDC Customer Services 0300 123 4510. If the committee have to organize cleanup of Fly Tipping, this will result in increased Maintenance Fees.

1. **Secretary’s report**

Park PM have continued to work on behalf of the Association, and this year have secured 91.28% payment. 1 account holder owes 3 years worth of payments, which is approximately £3300, it was agreed to proceed with court action. PPM will continue to raise Ordinary Action where a decree and inhibition order will be applicable to all properties where, if successful the debt will be against all of the account holder’s properties. Should any of the properties within the account holder’s portfolio is sold they will have to declare the debt.

1. **Treasurers report**

The accounts run from January to December each year, and accounts for year ending 2023 were distributed.

Across the three accounts, last year’s account starting balance of £54,095.84.

Looking at the accounts we received £16919.00 from Park in the financial year, however we paid out £18324.00 on ground maintenance. It’s not that we spent every penny (and more) but that in the previous financial year we only paid £6666.00 because there was an outstanding bill from MGS which came off in January 2023 for £5742.00, which averages around £12000.00 for each year.

*Highlights:*

Thank you to Catherine Marsh for organising the new website.

For festive fun we spent £233.71.

There was also much needed expenditure on a new laptop and a new printer.

Debt maintenance costs were £307.60 as a new battery and defib pads were required.

This leaved a balance of £50558.88

The balances at 31/12/23:

Ground Maintenance: £28609.66

Social Fund: £336.80

Reserve a/c: £21612.12

1. **Contract Co-ordinators Report**

MGS are our main contractor, mainly conducting fortnightly grass cuts in all of our areas.

There is a tree survey being done in Area14, the clean-up has already started. The next stage is to apply for planning to carry out the tree works in the area.

At the front of the estate, the area at the sign to the entrance, is ongoing.

Slow progress is being made at the Highdykes boundary in Area 26.

Clean up in Area 23, removal of old boundary and planned removal of cherry tree.

M&T Civils:

* Conducted some culvert work to support drainage at the bottom of Beechwood Drive around Area 32 and Area 34.
* Repairing the damage to the fence in Area 34.
* Completed work on the drainage in Area 31.

Other Works:

* Wild flower planting in Area 32 at the opening and the removal of Himalayan balsam.
* Works on the grounds at the shop in Area 15.
* Planting 10 pine trees.
* Planting edging.

Future works include:

* Looking at the steps and railings.
* Area 14 – Tree, fly tipping removal and burn clean up
* Drainage on the estate at the top of Murroch Crescent, the investigation is ongoing. The area to the east of Area 31, we are looking at a draining line, however we are trying to establish who owns the area.
* Hedge to replace the fence in area 34.

Can I ask that residents keep an eye on the work carried out by MGS.

JM thanked RG for sourcing the trees that have been planted, TN advised that RG grows them from seed.

1. **Social Convenors Report**

Thanks to TN and GC for distributing selection boxes to the children of the estate. Next year we will consider doing something similar.

We discussed how to advertise future events, there is a contact sheet in the website that TN monitors, information is placed on the website and the notice board.

1. **AGM Correspondence**

None.

1. **Annual Maintenance Fee**

There are no changes to the annual fee per property, which is remaining at £65.00, unless there is a change to the ground fees.

Park PM provided letters to be hand delivered to homes in the estate and will email account holders a copy of their letter within the next couple of weeks.

1. **Constitution Changes**

None, contracts are on the website for residents to read. TN advised that if anyone would like to add anything they can let the committee know, as long as it’s not business related. There is a £10 fee should anyone wish to advertise on the website.

1. **Resignation of the Standing Committee**

All members stood down from their current posts.

1. **Handover to temporary Chair for election of New Committee**

This election process was chaired by Councillor Ian Dickson who thanked the outgoing committee.

The 2024/2025 committee was agreed as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **Role** | **Nominee** | **Proposed By** | **Seconded By** |
| **Chairperson**  | Tom Neufeld | J McGarva | L Patterson |
| **Vice Chairperson** | Bobby Kerr | T Neufeld  | A McGarva |
| **Secretary** | J Coulthrd/ K Smith  | T Neufeld | I Dickson |
| **Treasurer** | Janice McGarva | M Reid | R Goodall |
| **Contract Co-ordinator** | Rob Goodall | T Neufeld  | P Shannon |
| **Social Convenor** | David Bole  | J McGarva | T Neufeld  |
| **General Member** | Margaret Reid | T Neufeld | L Patterson |
|  | Liz Stewart | L Patterson | J Robertson |
|  | Irene Milligan | T Neufeld | M Reid |
|  | Robert Stibbs | A McGarva | T Neufeld |
|  | Alan McGarva | K Smith | I Dickson |
|  | Jakub Szpringier | T Neufeld | I Milligan |
|  | George Coulthard | K Smith | I Dickson |
|  | Julie Robertson | L Patterson | J McGarva |
|  | Liz Patterson | J Robertson | T Neufeld |
|  | Katrine Gothard | M Reid | J Coulthard |
|  | Harry Scammell | T Neufeld  | R Goodall |
|  | Julie Kennedy | J McGarva  | I Dickson |
|  | Jack Kennedy | J Kennedy | J McGarva  |

1. **New Committee reside over meeting**

T Neufeld, the new Chair thanked I Dickson for taking the duty of temporary Chair and welcomed the new committee.

1. **AOCB**

There was no further business.

1. **Date and Time of Next Monthly Meeting**

Next Committee Meeting to be held in Loch Lomond Rugby Club at 7.30pm on Thursday 2nd May 2024.

Chair thanked everyone for attending tonight and extended an invite to attend any of the regular monthly meetings to all residents.