***Beechwood & Wheatcroft Residents Association***

*Minutes of meeting held 7/9/23*

*Loch Lomond Rugby Club*

**In Attendance:**

**Committee members:**  R. Kerr, D. Bole, R. Brown, R Goodall, J McGarva, A McGarva, A. MacCaskill, B. Adam, M. Reid, H. Scammel. K Smith, J. Coulthard

**Apologies**: T. Neufield, R. Stibbs

**Guests/Councillors**: J Bollan, E. Adams

**Residents**: G Coulthard J Scpringier, H. Connelly.

**Community Police:** None

1. *Welcome and Introduction*- R Kerr (Vice Chair) opened the meeting in the absence of Tom Neufield, Chairman and extended a warm welcome.
2. *Minutes - Proposed Janice McGarva Seconded David Bole.*
3. *Matters arising from last month’s minutes* – There were no matters arising from last month’s meeting.
4. *Park PM Update*: Elaine Adams, Park PM reported that 89.93% payments had been collected to date with 6.04% still outstanding. One account on temporary hold, property sold at auction, never received any payments, approximately £240 debt outstanding in unpaid collections, solicitor checking titles to see if debt can be passed onto new owner. The multiple owner claims to have paid and both solicitors are engaged in dialogue, presently awaiting proof of payments as no funds have been made to PPM. 27 accounts have had LBAs (letters before action) served and will continue to be chased. PPM awaiting quote for a potential Sheriff Officer to serve papers to 17 remaining properties.
5. *Councillor Update/Questions*:

Brian Adams asked for an update on the resurfacing of the pavements that have not been done. J Bollan stated D Barr, Roads Manager, confirmed they are in the plan to be done but it will depend on resources, it might not be completed until next year. D Bole stated the pavements that have been done are already cracked. JB confirmed he will contact DB and ask for the work to be post inspected.

DB confirmed the street lights coming on in broad daylight are still an ongoing problem. JB stated he was still awaiting confirmation if it was a Scottish Power fault.

Roddy Brown highlighted Harris Smith still doing work on the site and asked what more can be done to stop him. Rob Goodall stated WDC have issued an enforcement notice under relevant business town and country planning act and there are certain procedures WDC have to undertake before it comes into force. The enforcement notice requirel removal of all material brought onto the site to formulate the access track and access track re-instated to its original condition within three months. HS has a right to appeal, to date he has not yet lodged an appeal. There is a period of 28 days before the enforcement notice comes into effect. RG stated it becomes a criminal offence on 18 September 23 and from that period he is permitted 3 months to restore the site back to its original condition, thereafter he will face prosecution. Harry Scammel commented he spoke to the farmer and HS is leaving his JCB at his barn without his permission. HS appears to be working on re-routing the water under the guise he is maintaining the site, moving rocks doing prep work to form foundations.

A Beachwood resident from area 23, expressed their concerns regarding the car park behind the flats. The resident said that this area is known locally as the “black corner” and has been used for drug usage for many years. This resident had regularly cleaned up the broken bottles, cans and debris left over from the drink and drugs usage. The people who leave all the mess are sometimes there until 4.30 am in the morning. The resident had agreed with others in the vicinity that because the area is so very dark with no lighting from the lamppost there it attracts this sort of behavior. JB stated that he would check if the council had originally installed a lamppost there and if they had then he would request for it to be repaired. R Brown proposed, seconded by M Reid, that the BWRA write a letter inviting the relevant landlords to attend the next meeting to try and resolve matters. J Coulthard to obtain contact details for the landlords from EA at PM and RG will write to them. It was suggested from the floor that the resident should contact “Lenox” newspaper. RG volunteered to talk to the Community Police and invite them to the next meeting. It was also suggested from the floor that the Beachwood resident from area 23 should compile a list of questions and any incidents to present to the police at the next committee meeting.

1. *Questions from Residents*:

Some of these questions were covered in Section 5 and 12.

Jacob Scpringier reported on the old fencing mesh from car park at Area 23. He had pulled out the mesh and cut it into pieces. RG expecting scrap metal dealer to collect it shortly as there is some value in scrap metal.

1. *Chair report:* RK stated 20 signs have been displayed throughout the estate regarding dog mess. The laptop for secretaries has been purchased and delivered to JC. It was agreed TN to monitor BWRA gmail account and take action required.

1. *Secretary report:* The laptop is in use for production and distribution of BWRA minutes.
2. *Treasurer report:* The current balances in the accounts are:
	* General Maintenance £36,031.94
	* Reserve account £21,612.12
	* Social Fund account £483.04
	* Total £58,127.10

Following discussion regarding insurance, it was decided JM would pay and renew insurance policy in time for renewal. RG needs more time to continue investigation into BWRA’s liabilities.

1. *Contact Co-Ordinator report* – R Goodall reported:
* MGS missed cuts in some parts in Area 23, The fence was removed and RG has identified an overgrown cherry tree requires removing to allow MGS to cut round the whole area. RG has received one quote from Monkey Puzzle £850 to remove tree and clean up area. Sobreys asked to provide a quote but to date he has not heard from them.
* No progress has been made on the free survey for area 14 gulley.
* At the back of area 23, where the path leads onto the next estate, RG received a quote for 9 steps: £1600.75 materials plus £1550 labour. This proposal was not approved by the committee.
* The culverts are in the process of being done in Area 32 & 34. The cost is £240 per culvert, financial approval was proposed by RG, seconded by JM.
* Area 23 runs down from Highdykes, the fence has been moved back a bit and the area is full of rubble, there is a requirement to clean up the area, possibly grass it. Ownership is part council, part BWRS. JB suggested we try community service to see if they could assist with the clear up. Ruth Bryce is currently manager of Community Service.
* RG stated that there are 2 pavement slabs need to be put back in place in Area 23. They are a trip hazard.
* In Area 35 there are steps needing to be repaired. Flower beds to be cleared out in Autumn and replanted in Spring.
1. *Social Convenor report:* D Bole stated he is hopeful a Halloween event may still go ahead.
2. *AOB* : Resident asked regarding CCTV coverage for Area 23, car park area. A general discussion followed with advice been sought by community police at the next committee meeting.

1. *Next meeting:* is on Thursday 5 October 2023.

Action Points

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| Meeting Date  | Action | Responsibility  | Update  |
| 2/2/22 | Address Water at Murroch Cres | R Goodall/I Dickson with R Welsh  | Ongoing |
| 2/3/22 | Investigate water through Communal Carpark at top of Beechwood | R Goodall | Ongoing  |
| 4/5/23 | Replace bin on Murroch Cres  | I Dickson  | Ongoing  |
| 1/6/23 | Tree Survey re TPO | R Goodall | Ongoing |
| 3/8/23 | Collect designs for Estate Entrance | R Goodall | Ongoing |
| 7/9/23 | Investigate lamppost situation at Area 23. | J Bollan | Ongoing |
| 7/9/23 | PM to be contacted for Landlord’s details. | J Coulthard | Ongoing |
| 7/9/23 | BWRA to invite Flat/Area 23 Landlords to next meeting | R Goodall | Ongoing |
| 7/9/23 | Community Police to be invited to next BWRA meeting | R Goodall | Ongoing |