

Beechwood & Wheatcroft Residents Association

Minutes of meeting held

07/03/2024

Loch Lomond Rugby Club

In Attendance:

Committee members: T Neufeld, D Bolle, R Goodall, R Kerr, I Milligan, H Scammell, K Smith, R Stibbs.

Apologies: A McGarva, J McGarva, J Coulthard, G Coulthard, M Reid.

Guests/Councillors: J Bollan, E Adams (PPM).

Residents: J Szpringier

Community Police: None.

1. *Welcome and Introduction:* Tom Neufeld (Chair) opened the meeting and thanked everyone in attendance. TN also expressed thanks to HS and JS for researching and preparing a statement in response to planning application submitted by Harris Smith.
2. *Minutes:* Proposed Robert Kerr and Seconded by Tom Neufeld.
3. *Matters arising from last meeting's minutes:* No matters arising.
4. *Park PM Update:*

EA, representative from Park PM advised that the payments collected to date remain at 91.28%, (408 payments) and that the one account holder who owns a number properties has still not made any payment.

Following on from the previous meeting in March, EA advised that after taking legal advice that the recommended option would be to raise ordinary action against the account holder. The action needs to be raised where the account holder resides which would fall under Aberdeen Sheriff Court, with the cost being £500. Should the action be successful the decree and inhibition will apply to all property owned by the account holder. Should the account holder fail to pay next year the new debt can be attached to the inhibition order, and also protects against future debt. This means that the action will need to be declared prior to the sale of any their property and the debt will need to be repaid. Should the account holder defend the action there may be a cost, if this happens there will be an application to seek all costs associated with the account holder. The account holder owes just under £4000 and late payment fees.

TN asked if there were any objections to proceeding with the court action, there were no objections.

EA advised it could take 1-2 months.

5. *Councillor Update/Questions:*

JB discussed the savings to be made by WDC, and advised that the council tax will be frozen for 2024/25. If the council tax is increased the equivalent amount is paid to the Scottish Government.

RG asked JB to cross reference the pathways that are owned by WDC. A copy of the estate map showing the pathways was issued to JB.

KS asked if the bin by the bus stop has been replaced, JB advised ID was dealing with this request.

6. *Questions from Residents:*

There was a discussion about the drain that is blocked at the farm track, RG suggested we report it to the council. Debris dug up by the farmer being washed down on to the drain and blocking it. HS advised that if the debris is blocking the drain, it is the farmer's liability, if it is reported to the council they will give the farmer the opportunity to clear it, but he has liability.

7. *Chair report:*

TN confirmed that he had nothing to report.

8. *Secretary report:*

KS confirmed there was nothing to report.

9. *Treasurer report:*

TN reported on behalf of JMcG, that there is no change to the account balance.

General Maintenance	£28,609.66
Reserve account	£21,612.12
Social Fund account	£336.80
Total	£50,558.58

There is a cheque written to the contractor who has done work for £2778.40, however this won't show on the account until after the AGM in April. Payment will allow the contractor to continue with their work.

10. *Contact Co-Ordinator report:*

The cheque to M & T Sevills was for repairing 17 fence slats and 3 posts, drainage across Murroch Cres and removal of rubbish (Area 34).

The next job is the old pathway at Highdykes (Area 26).

Murdochs has partially cleared about 50% of the job in Area 14.

The estate sign should be ready for spring planting.

Sorbis are waiting on a stump grinder for the Cherry Tree. RG said he would discuss nesting time and may need adjust the timescale of the work.

RG reported that he was still waiting on McBurney's tree survey. DB suggested planting more Scots Pine trees, TN highlighted that they tend to be large and we need to be mindful where they are planted.

RG asked to buy red preservative for the fences, however he needs to price this.

11. *Social Convenor report:*

DB confirmed there was nothing to report.

12. *AOB :*

TN reported that he had received an email from Vale of Leven Hospital Watch asking for a donation towards their funding. TN said that the leader of the group is Jim Mohan. DB proposed giving them £100 from the Social Fund and RK seconded the proposal.

TN advised that this Wednesday, 13th March 2024, Mr Harris Smith will have the opportunity to answer questions in relation to his planning proposal. TN said that representatives can attend however don't have the right to speak. As previously mentioned HS and JS have prepared a statement.

TN advised that a letter needs to be issued to residents notifying them of the Annal General Meeting (AGM) at least 21 days in advance of the meeting. It was agreed that the AGM will be on Thursday, 25th Aril 2024.

TN agreed to mail out notification at the beginning of April and will include a note giving an update from the meeting Harris Smith had with the Planning Department.

13. *Next meeting:* is on Thursday 4th April 2024.

Action Points

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	Ongoing
2/3/22	Investigate water through Communal Carpark at top of Beechwood	R Goodall	Ongoing
1/6/23	Tree Survey re TPO	R Goodall	Ongoing

3/8/23	Collect designs for Estate Entrance	R Goodall	Ongoing
5/10/23	Replace bin next to bus stop	I Dickson	Ongoing
7/12/23	To find out the council responsibility to solve the water problem.	J Bollan/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