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Beechwood & Wheatcroft Residents Association

Minutes of Meeting held

03/04/2025

Loch Lomond Rugby Club

In Attendance:

Committee members: T Neufeld, K Gothard, R Goodall, R Stibbs, L Stewart, D Bole, H Scammell, J McGarva, A McGarva, I Milligan, J Kennedy, K Smith.

Apologies: J Coutlhard, G Coulthard.

Residents: K Little, M Craig, L Henshaw, J Gallacher, C Madden (2 others).

Guests: J Bollan (Councillor), E Adams (PPM), I Dickson (Councillor).

1. ***Welcome and Introduction:*** Tom Neufeld (Chair) opened the meeting and thanked everyone in attendance.
2. ***Minutes:*** There wasn't a hard copy of the minutes available however attendees confirmed they had read the minutes and they were Proposed by J McGarva and Seconded by D Bole.
3. ***Matters arising from last meeting minutes:*** None.

4. ***Park PM Update:***

E Adams, PPM representative, reported that there was no change to the collection figures, there are 447 accounts, with 411 collected, 1 is on hold and 17 with legal actions. There are 18 accounts still outstanding. It is estimated that at the year end there will be a 92% collection rate.

With regard to the owner of multiple properties, Park PM confirmed that there is no change, with no payments being received, however if there are any changes or updates, we will be notified.

TN advised that the grounds contract is due to be renewed and there is an increase to the cost, TN would like to discuss this at the AGM.

5. ***Councillor Update/Questions:*** TN raised again the ongoing concern regarding the manhole cover on the road at the entrance to the estate, Cllr J Bollan, confirmed that he has reported the concern at least 6 times.
6. ***Questions from Residents:*** Concern was raised regarding the dog poo on footpath 26, this is the path that leads up to Highdykes Estate.

Guests in attendance on behalf of their mum, raised concern about the shrubbery that had been removed outside her residence. This shrubbery gave the resident peace of mind, without it someone can easily get on to the garage roof and from there they can get on to the house roof, which has happened in the past. They advised that the shrubbery was planted as a preventative measure a number of years ago and by removing it, it is having an impact on their health and wellbeing. RG said that the shrubbery is difficult to maintain and is an area where rubbish is left. The resident asked if there is an option to buy the land and they will maintain it, however

TN advised that due to the constitution we are unable to sell the land. Part of the shrubbery has already been removed; it was agreed that no more would be taken away until a solution has been reached.

Cllr I Dickson, raised a concern on behalf of a resident in Broomhill Cres, whose neighbour feeds the birds and the bird food on the ground causes rats. Cllr Dickson said that the resident is having her deck lifted to check for nests. It was also noted that it was the residents preferred option to buy the land, the option of planting something was discussed, however the substation is not owned by the estate and access needs to be left open. TN suggested that they gather evidence and contact Pest Control.

7. Chair Report: TN confirmed he had nothing to report.

8. Secretary Report: KS confirmed she had nothing to report.

9. Treasurers Report: JM stated that there were a few bills to be paid, and confirmed the current balances in the accounts are:

- General Maintenance Account: £21,537.08
- Reserve Account: £20,977.87
- Social Fund Account: £ 230.05
- Total: £42,745.00

10. Contract Co-Ordinator Report: RG reported that following on from storm Eowyn in January 2025, they have continued to clear the storm damage, including 2 tree stumps to be removed.

Area 26 - TN said they had approached Cordale Housing Association regarding a piece of land that is about a 1 meter deep that runs the length of the road that is unkept, it isn't massive but they are leveling this out with soil.

There was a discussion about footpath 26, (start of steps & entrance to Highdykes Estate) belongs to WDC

RG reported that in Area's 32 and 34 they have reduced the hedges, Murdoch's let this grow over the fence height which has now been reduced to the height of the fence.

Area 34 – the tree that is there has managed to right itself and we've cleaned up the area as best we could.

Area 32 – the idea is to remove Himalayan Balsam before it spreads its seeds.

Area 3 – due to storm damage and disease an old hedge has been removed.

Area 33 – Cllr Dickson discussed the fence that was blown down at the carpark. The fence came down due to the storm and will not be replaced, the new hedge will be trimmed to a suitable height when it matures.

TN and RG said they were looking for ideas for plants behind the signage at the entry to the estate and if anyone had any plants to donate they could plant them in the area.

Fly tipping, which includes needles and dog mess, continues to be a problem in particular Areas, 24, 33,34 & 12. RG had signage regarding tipping to be displayed in the estate and discussed getting dummy camera's, the purchase of camera's was proposed by J McGarva and seconded by I Milligan.

- 11. Social Convenor Report:** DB confirmed that there was nothing to report, however following the success of the burger station last year, he would suggest doing something similar in June.

12. AOB:

AGM is to be held Thursday 24 April 2025 7.30pm, due to this increase the residents annual fee will be discussed at the AGM.

There was a discussion about fly tipping on the estate and the cost to have areas cleared is a concern, it was also suggested that a sign advising that fly tipping costs the residents is considered and discussed at a later meeting. It was agreed that cameras be purchased as a deterrent to fly tipping.

Ms Milligan thanked the committee for the flowers she received.

It was agreed that some snacks and drink is bought for attendees to the AGM on the 24 April 2025.

- 13. Next meeting:** Thursday 1st May 2025

ACTION POINTS

Meeting Date	Action	Responsibility	Update
2/2/22	Address Water Issues: a) Corner of Murroch and Beechwood b) Communal Car park at top of Beechwood	R Goodall/I Dickson with R Welsh (WDC)	Ongoing
5/10/23	Replace bin next to bus stop	I Dickson to liaise with WDC on behalf of BWRA	Ongoing
01/02/24	Feedback from the report issued to the contractor regarding the pavements and roads	J Bollan to Liaise with WDC on behalf of BWRA	Ongoing
01/02/24	Changing the accounts to online	J McGarva	Ongoing
04/04/24	Lower part of the gully area. (Awaiting plan from RG)	R Goodall to provide a plan to J Bollan	Ongoing

02/05/24	Grit and litter bins to be replaced in their original positions	J Bollan to Liaise with WDC on behalf of BWRA	Ongoing
07/06/24	Manhole repair lower end of Beechwood Drive	J Bollan to Liaise with WDC on behalf of BWRA	Ongoing
01/08/24	Repair top step of walkway from flats onto Beechwood Drive	T Neufeld/R Goodall	Ongoing
03/10/24	Additional bin to be placed at the top end of footpath 6.	J Bollan to make a request to Greenspace on BWRA behalf.	Ongoing