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Beechwood & Wheatcroft Residents Association

Minutes of meeting held

03/10/2024

Loch Lomond Rugby Club

In Attendance:

Committee members: T Neufeld, J McGarva, J Coulthard, D Bole, M Reid, H Scammell, G Coulthard, K Gothard, J Kennedy, L Stewart, R Goodall

Apologies: K Smith, R Stibbs, A McGarva

Guests/Councillors: J Bolla

Residents: H Connelly, K Little

PPM: E Adams (Park Property Management)

Community Police: None

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

EA, representation from Park PM, advised that a total of 393 payments have been collected to date, in percentage terms 87.92%, 1 account remains on temporary hold and 17 accounts on legal action. 36 accounts remain outstanding. PM confirmed a total payment to date of £16,113 to BWRA.

With regard to the multiple owner there has been no progress made and it has been decided that if there is no response by the end of the current week then the account will be passed to the legal department. There is also a number of historic outstanding accounts, in the region of 15, and the intention is to double check the landlord register to check for any sales that may have been missed, if not then Park PM will run title searches to check for change of ownership. EA stated that it is the seller's solicitor responsibility to contact Park PM to inform them of the change of ownership, relevant date and to check if they are any outstanding liabilities, they should then forward the relevant information to the purchaser solicitors.

5. *Councillor Update/Questions:*

JB provided an update that Labour Councillors have now formed a minority administration. TN expressed concern that there was a number of issues outstanding: there was still no bin

at the lower bus stop on Beechwood Drive, the grit bins on resident's property have still not been moved and the broken manhole on Beechwood Drive has not been repaired. It was agreed that TN would contact the council direct to try and hasten the repairs to the broken manhole.

TN asked JB if it would be possible for an additional bin to be placed at the top end of footpath 6. JB said he would make a request to Greenspace on BWRA behalf.

A resident reported a problem with street lighting at the entrance to the car park off Beechwood Drive with trees blocking the light. RG stated he would have a look at it.

6. *Questions from Residents:*

It was agreed we, BWRA, would send out an invitation to the Community Police.

7. *Chair Report:* Nothing to report.

8. *Secretary Report:* Nothing to report.

9. *Treasurers Report:*

JM stated current balances in the accounts are:

- General Maintenance: £24,764.72
- Reserve Account: £21,612.12
- Social Fund Account: 336.80
- Total: £46,713.64

JM confirmed that a number of payments have been paid: £195.86 garden tools maintenance, £342.58 BWRA Renewal Insurance Policy, £5,154 MGS.

10. *Contact Co-Ordinator Report:*

RG confirmed that ongoing maintenance continues throughout the estate, a number of trees have been cut providing general improvement to resident's gardens. He has arranged to have a walkabout with the contractor to organize a general tidy. He confirmed that with regard to the work required in Area 14 that planning permissions will need to be applied for.

RG proposed that a bleeding control kit be provided by BWRA using the same location as the defibrillator. A general discussion ensued and it was agreed that the installation of the bleeding control kit could "save a life". It is expected to cost in the region of £300. Proposed by Robert Goodall, Seconded by Janice McGarva.

A resident asked would it be possible to have an Epi pen available onsite for allergy use. RG stated he would look at any legality issues with the installation of an Epi pen onsite.

MR raised concerns that MGS are not picking up the litter in the grass before cutting the grass.

JK reported water at the bottom of the hill, near to the Strathleven roundabout, and stated the roads will be treacherous during icy weather. JB stated he would check with the council to see if they owned the land that is the source of water.

TN concluded the general discussion concerning water spilling onto the road surface and draining problems on the estate, acknowledging it was an ongoing investigation with many associated difficulties, that is, identifying correct land ownership where the water is initially coming from.

11. *Social Convenor report:*

DB stated he was considering the possibility of BWRA hosting an event around Xmas. It was agreed to have a further discussion at the next BWRA meeting.

12. *AOB:*

HS stated the investigative report had been completed with regard to Harris Smith's latest appeal. The report was unclear, it appeared to indicate that this proposal by HS does not impact on the environment.

13. *Next meeting:* is on Thursday 7th November 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 (WDC)	Ongoing
2/3/22	Investigate water through Communal Carpark 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
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	J Bollan to Liaise with WDC on behalf of BWRA	Ongoing
03/10/24	Invite Community Police to next BWRA meeting.	J Coulthard to contact community police on behalf of BWRA.	
03/10/24	Stop/divert water running across road near Strathleven roundabout.	J Bollan to check with council to see if they own the land on behalf of BWRA	
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.	