



**Weymede Residents Society Ltd.
Minutes of the Annual General Meeting
Thursday 23rd November November 2017**

Committee Members Present

Chair & Gardening	Paul Egginton PE	HN130
Secretary	Jane Goodman JG	HN100
Treasurer	George Menzies GM	HN51
Community	Tom Jestico TJ	HN138
PR & Communications	Karen Mills KM	HN101

Apologies were received from Kevin Gregory - Maintenance

1. Opening address by the Chair.

PE opened the meeting and welcomed all residents. All committee members were introduced and apologies were noted from Kevin Gregory, Maintenance.

2. To Agree minutes from the 2016 AGM.

A query was raised by HN111 in respect of the minutes. Whilst the minutes of the last meeting reflected the agreement of the majority that the Committee should focus on dealing with the nuisance that may be caused by properties being rented on Weymede, the minutes had not captured or conveyed the agreement to take further legal advice from specialist Counsel in this regard. HN71 reflected that conversations has taken place in the past but recommended these discussions were taken further. PE advised members that several complaints of nuisance have been received in the past year, further advice has been sought from MTG and the nuisance households have been dealt with effectively.

Debate ensued regarding the detail of the minutes and an apology was offered by the Committee, with an agreement to make the necessary amendment. PE emphasised that the Committee must have 'due cause' but agreed that further advice would be sought.

A vote was taken in this regard, proposed by HN71 seconded by HN12 with the majority in agreement. The Committee will therefore clarify the issue of letting within the Covenants.

3. Matters Arising

As above

4. Chairman's Report

PE summarised his report and advised that he had also overseen the gardening role throughout the year.

He advised that it had been a steady year and there have been some issues with tenanted properties. The Committee has worked with the home owners and the issues have been resolved.

Time has also been dedicated to working with home owners in respect of adherence to the Covenants.

PE advised in respect of the gardening role the tree survey although slightly delayed has now been completed and a list of works has now been drafted. HN108 asked whether all trees were inspected. PE advised that yes they were. 2 have been identified as being diseased and will be felled and replanted. The survey also inspected any damage to the trees. HN71 asked whether the survey could be distributed on line. It was confirmed that it will be distributed.

HN111 commended the standard of the gardens and this was seconded by HN12 who commended Paulo and his team. The lawns are looking particularly good at the moment and the treatment that has been carried out in front of HN5 – 15 will be repeated elsewhere on the estate over the coming year.

In respect of the growing amount of molehills – PE advised that the gardeners do indeed ‘tamp down’ where they can.

5. Treasurers Report

GM advised the arrears had not been included within his report however they had reduced considerably by the time of the meeting (to just over £1600). Unfortunately the arrears are in the main due to ‘persistent offenders’ but that a proactive approach is maintained in pursuing outstanding debts.

There has been an underspend in a couple of areas in the main due to the late tree survey and associated works and some outstanding concrete works.

GM advised that a robust system remains in place for the authorisation of invoices and they continue to be sanctioned by PE & JG.

The society currently has £69k in reserves with an additional £52k in its NS&I account.

HN71 raised that the budget has not altered significantly and asked whether there is more that could be done for the estate. This in turn could see shareholders requesting a reduction in their service charge.

PE & GM advised that the underspend gives more headroom for the coming year and that there may be an overspend due to the required tree and concrete works that are now needed. This also gives the Residents’ Society greater reserves should they be required in the event of an emergency.

HN111 asked for detail on the position in the accounts with regard to debtors. GM reflected this was the monies owed by the Residents' Society and included accruals into the new financial year (including the painting rebate and other areas).

It was proposed that the service charge is maintained at £89.00pcm.

This was unanimously agreed.

6. To consider and approve the balance sheet – Income and Expenditure – year ended 30th September 2017.

Agreed & approved as per previous discussion

7. Election of the Auditors

GM recommended that Menzies LLP were reappointed. Seconded by HN71. Unanimously carried.

8. Committee Reports:

▪ **Maintenance**

HN108 commended the works carried out by BVC. Agreed by HN112 & HN71. HN12 enquired about the damage caused by BT and asked what is being done about this ? TJ advised that he has been chasing BT proactively and has met with the officer who monitors the BT subcontractors. Another contractor has been requested and the specification has been forwarded accordingly.

HN 108 asked whether the Committee could ask BVC to do to the works. TJ advised that this is not possible as BVC are not a BT subcontractor. TJ advised that he is asking for a permanent reinstatement of the tarmac works and encouraged all residents to also make direct contact with Woking Council in this regard.

HN12 asked was it not the case that the spine road belonged to Weymede ? PE advised that no it has always belonged to Woking Council.

HN71 asked whether BT asked for permission to dig up the pathway or do they have 'carte blanche' ?

HN111 advised that they can dig where they like but are obliged to reinstate accordingly.

It was noted that there is also now a pot hole.

▪ **PR & Communications**

The contents of the report were noted. KM advised that she has sought to strike a good balance with communications being distributed and so far has had good feedback from residents. It is noted however that the website needs updating and the Committee will be working with its IT provider to rectify this in early 2018.

HN71 expressed concern that communication is not getting to all residents – can the net be spread ? The Committee advised that ‘hard’ copies of all communications are also always distributed to ensure that all residents are informed. It was further discussed that the Mobilise platform is not the same as the email forum / list and that guidelines would be distributed in hard copy form to all residents.

- **Community Report**

The contents of the report were noted. TJ advised of the work of the Wildlife Group and the success of events over the past year. Halloween was a particular success.

He advised that enquiries have been made with regard to Weymede becoming designated as a conservation area and further information is awaited.

Concerns were raised regarding untaxed and badly parked vehicles and in particular a boat that is being stored in the garage area behind HN97 – 103. TJ advised that he frequently issues notices however the DVLA will not do anything within 2 months of the tax running out on a vehicle. The Committee will continue to address the issue of vehicles other than cars.

- **Secretarys Report**

The contents were noted. The offer of assistance from HN71 to update the Buyers Pack on the website was gratefully received and will be actioned in early 2018.

9. Discussion Points

- The Riverbank Fire Pit – the matter was raised by HN119, that the pit appears to have become a dumping ground and is not being used for its intended purpose. Of concern is the amount of flammable materials being deposited. HN112 also advised that it was becoming difficult for the gardeners to clear and maintain. PE advised that there have been ongoing issues for some time. HN112 asked whether there were any benefits in keeping it ?

HN112/119/71 proposed the removal of the firepit

Unanimously agreed.

- Front gardens / extensions / outbuildings – the matter of front gardens and extensions was raised by HN58 – the residents were unable to attend the meeting. PE & JG have since met with the residents and clarified the position.

HN111 reported that he believed that sheds are being constructed above wall height and again many bins are being left out after the rubbish collection each week.

HN71 asked whether the rules prohibit the construction of sheds above a certain height. PE advised that permanent constructions are obviously not permitted, the rules are silent on the matter of shed height.

HN71 posed the question is it worth investigating that such constructions are a prevention of amenities ? PE agreed that this could also be passed to MTG for advice. It was noted that no known action has been taken against residents who have removed their brick built sheds.

- Charging Points for Electric & Hybrid Vehicles – raised by HN62 in light of government proposals for the introduction of electric vehicles in 2024. Does Weymede have any plans to install charging points ? PE advised that the Committee are aware of this but there are currently no plans to install charging points. Government process and policy in terms of funding and implementation needs to be further advanced before Weymede can consider its position. Residents noted HN12's point that the UK does not have enough charging points for existing vehicles let alone for the future.
- Commercial Vehicles & Bins – it was again noted that the amount of commercial vans appear to be increasing on the estate in addition to persistent offenders in terms of leaving bins out on a regular basis. The Committee sought to give assurance that they will always take action where possible and will remain vigilant.

10. Election of Committee Members and New Members

As stated in the papers all existing members expressed their intention to stand for another year. PE & JG advised that as the longest standing members of the Committee they were required to express their intention to stand down but were happy to stand again for a further year having only served 2 to date.

The vote was unanimous for all members to serve for a further year.

JG & PE advised that Jill Patrick had requested to stand for the Gardening vacancy, a nomination seconded by Reem Burton.

Jill was duly elected and was welcomed to the Committee - albeit in her absence.

11. AOB

None

The meeting ended at 8.55pm with thanks extended to the Committee by HN12.