

HEATHFIELDS RESIDENTS ASSOCIATION LIMITED

Minutes of the 2014 Annual General Meeting held at The Thriplow Village

Hall on Thursday 25th September 2014 at 19.30

Present:

Debra Archard, Zoe Archard, Nick Baynes, Karen Clark, Martyn Corbet, Michael Cox, Geoff Creek, Tina Creek, Austin Flynn, Richard Geen, Brian Green, Bob Hale, Amanda Johnston, Martin Johnston, Nick Joy, Sabrina Melvin, Diane Moloney, Darren Mullett, Fernanda Novaes, Jose Novaes, Arek Oleksy, Colin Rothwell, Tim Spicer

Austin Flynn held a proxy for Martyn Corbet and Paul Driscoll

Introduction and Welcome

Tim Spicer welcomed those attending the meeting.

Chairman of the Meeting

Tim Spicer took the chair for the meeting. He explained that for the meeting had the benefit of a presentation. This had been prepared by Darren Mullett.

Apologies for Absence

Jason & Heather Bell, Andrew Sterecki and David Wilson

14.1 Minutes of the AGM held on the 15th July 2013

Martyn Corbet confirmed that the minutes of the previous meeting had been distributed to all shareholders in advance of the meeting.

There were no comments in relation to the minutes. It was proposed by Austin Flynn and seconded by Colin Rothwell that the minutes be accepted. This was agreed.

14.2 The report of the Directors and the Auditors and the audited accounts for the year ended September 2013

Martyn Corbet confirmed that copies of the report of the directors and the audited accounts of the Company for the year ended 30th September 2013 had been distributed to the shareholders. A copy of these was available to the meeting.

Tim Spicer went through the report of the directors and the audited accounts of the Company and invited questions on their contents. There were no comments.

Martin Johnston proposed that the report of the directors and the accounts for the year ended 30th September 2013 be accepted. This was seconded by Richard Geen and duly accepted by the meeting.

14.3 Election of Directors

One retiring Director Geoff Creek was unanimously re-elected.

The other Director, Miles Farbridge wished to stand down and did not put his name forward for re-election.

Martyn Corbet confirmed that he has received no nominations in respect of these vacancies. Martin Johnston offered to stand. His nomination was proposed by Colin Rothwell and seconded by Amanda Carr. Martin Johnston was unanimously elected a Director of the Company.

Amanda Carr asked about the duties of directors. Tim Spicer said that the best way to find these out is to attend Board Meetings. He stressed the need for new directors.

Martyn Corbet announced that as of the AGM in 2015 he will not continue as Company Secretary. He will also resign as a director. There is a need for someone to put themselves forward as the new Company Secretary.

14.4 Update on recovery of arrears of service charges

Tim Spicer explained that a debt collection agency has been instructed to pursue all debtors owing in excess of £400. This is an initial exercise. It is intended to extend collection to those owing less in the long term. So far approximately £2000 has been recovered. The subscription to the debt collection agency for the forthcoming year has been renewed. Michael Cox asked what happens when a property is sold and there are monies owing. Martyn Corbet explained that when a property is sold the debt is usually collected before the sale goes through. He usually becomes involved in any sales on the Company's behalf.

Colin Rothwell asked how much is still outstanding. It is approximately £10,000.00. Tim explained there is a form of Direct Debit which can be used. Karen Clark did not know about this. She has always paid by bank transfer. Bob Hale proposed that if there are no debts after a year of two the debt collectors should not have their subscription renewed. Tim Spicer said this is a good idea but that he doubted whether such a situation will ever arise. He will ask RWA Limited to do a mail shot regarding direct debits.

14.5 Report on work done and discussions on future work to be done on the estate and its infrastructure. How is it to be financed? Discussion on dealing with items left on areas belonging to the Company and the removal of abandoned cars

Darren Mullett took over from Tim Spicer at this point in the meeting. He referred to his presentation. The part of the presentation relating to paths was referred to by Darren these have been lettered on the presentation map.

He has categorised the paths. He produced a table of these which is attached to these minutes. Work on some of them has been completed. The paths which have been focused on first are those having heavy use.

Paths A and D have been repaired at a cost of £1900.00. This represents a figure of £60.00 per square metre instead of the usual £100.00. Karen Clark referred to path K which leads onto Kingsway. This is sometimes blocked at the Kingsway end by cars making push chair access impossible. This needs to be addressed.

P is behind Whitehall Gardens and is full of rubbish which needs to be removed. Bob Hale referred to the beach tree which grows near his property. The tree is not popular with either Bob Hale or Brian Green who both want it removed.

U runs from 109 Kingsway to the main estate road. Amanda Carr said that since Darren had taken his photograph hard core has been put down. She tried to get the neighbours together to repair the road. It would have cost £3000.00 per house. Unfortunately some of the neighbours did not want to come into the plan. Darren said a HRA path used to run along the front of the houses. Tim Spicer said that when the main estate roads were re-surfaced the residents on that part were given the option of paying for the area to be surfaced. This was because the parish council only repaired existing roads and this was not one. This was not accepted. Amanda Carr did not think that re-surfacing the pathway would be a good use of HRA money.

Darren stressed that there is a need to get to the paths and that sometimes wheelie bins etc obstruct them. This should be avoided. Sabrina Melvin mentioned the parking at the recent Air Show. Bob Hale mentioned a white van which is parked at Woburn Place and which impedes the grass cutter.

Sabrina Melvin referred to the fact that her young daughter has been knocked down whilst using the roads. The driver was travelling at 10 mph. The police would help us to enforce speeding. Speed bumps were mentioned. Darren Mullett said that they would damage the road. Amanda Carr suggested a speed bump near the Heathfield sign. Tim suggested Nick Joy might construct a temporary speed bump which could be used from time to time. Tim Spicer referred to the bollards and the reaction to them. Dealing with speeding might have the same effect.

Martyn Corbet referred to an email he has received from Gerda Luik regarding the bins etc left at the end of the lower part of Kingsway.

Sabrina Melvin referred to her previous attempt to secure use of the "triangle" on Kingsway for domestic purposes. Tim Spicer explained that any alienation of land has to be agreed at an AGM or SGM. The directors are bound by a Special resolution passed at an AGM not to sell land.

It was agreed that the wheelie bins are a contentious issue. It was agreed that they should in any event be kept tidy. Sabrina Melvin agreed to remove the items she has placed outside of her back gate.

14.6 Plans for improvement of the playground and for the Open Space at Pepperslade

Darren Mullett has been dealing with this. He explained that the Pepperslade Open Space belongs to Thriplow Parish Council. Any work will be carried out in conjunction with the Parish Council. The playground at Heathfield belongs to this Company. Darren explained the options. He showed the various items of equipment which he has looked into purchasing. Debra Archard asked about the expense and the safety aspects of installing new equipment. Darren Mullett explained what he has in mind. Debra Archard said that when the earth on the playground dries out it becomes hard. Dealing with this previously has been a problem. Darren Mullett stated that he was looking into a new covering made of shredded rubber tyres. Debra Archard said that there is also a problem with mess left by cats and dogs. She also made reference to vandals. Darren Mullett said that he is costing the equipment. There is a budget of £10,000.00. Account has to be taken of the safety requirements of RoSPA. Some of the equipment can be constructed to a reasonable safety standard by ourselves. There will also be such things as "dens". Amanda Carr asked about approaching sponsors. She suggested that re-vitalising the playground might encourage the payment of outstanding service charges. Colin Rothwell asked about installing Zip Lines. Debra Archard said there should be some community fund raising. Sabrina Melvin suggested sponsorship of some areas by local businesses. Martin Johnston wished that thanks be recorded to Darren Mullett for all his hard work and the presentation.

14.7 Any Other Business

Sabrina Melvin stated that she is happy to remove her belongings from the "triangle" of land to the rear of 36 Whitehall Gardens. She also stated that she would like the proposal that she be able to use the land etc reintroduced in the agenda for next years AGM. Michael Cox referred to the drain at the side of the Iceni premises which floods on a regular basis. It was agreed that Iceni would be contacted about this. There was also concern over the lack of a sign at the bus stop. Bob Hale referred to the land at the entrance to the estate which is on the market. Austin Flynn said the asking price is £240,000.00. Martyn Corbet explained that the development permission has recently been renewed but that the requirement to pay S106 monies has now been dropped. This is in accordance with new planning legislation. Bob Hale also raised the problem of lorries in Hurdles Way. It is agreed there is a problem. Martyn Corbet explained that the parish council is attempting to deal with this problem. The residents of Hurdles Way do not want double yellow lines. The question of the proposed Solar Farm was raised. Martyn Corbet explained that at its EPCM on the 17th September Thriplow Parish Council narrowly voted in favour of the development. Amanda Carr referred to the problem of noisy outdoor parties at Hurdles Way. Tim Spicer advised her to contact Environmental Health. They can take action. Karen Clark wondered whether there might be a newsletter. Brian Green and Bob Hale both referred to the beach tree between Whitehall Gardens and Kingsway which has been of concern to them for some time. Martyn Corbet said he would contact a tree surgeon and arrange for an inspection to take place. If possible this will take place at a time when Brian Green can be present.