



WELCOMES & UPLANDS ROAD ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD IN KENLEY MEMORIAL HALL ON WEDNESDAY 2ND JUNE 2010 at 8:00 pm

Chairman's Opening Remarks

The Chairman welcomed the residents present and thanked them for attending

Apologies for Absence

Apologies were received from Betty Runacres, Ken and Janice Greenwood, Mrs I.E. Hearsom, Danielle Thurgood (Committee Member), Peter Davis (Treasurer), Ann and Dave Jones, Alexandra Jordon and Mr A. Stilwell

In attendance

Committee: Colin Brown (Chairman), Richard Russell (Secretary), Erik Haar, Dave Barrell, Brian Clinton, and Robin McCallum

Residents (excluding Committee members): 12 (14 in 2009) attended representing 11 households.

Minutes of the Last Meeting

The Minutes of the Annual General Meeting held on 8th June 2009 were adopted.
Proposed by Dave Barrell and seconded by Rob McCallum

Matters Arising

6-8 Welcomes Road:

The Chairman reported that Mr Merriday, the owner of No 6 Welcomes Road, was apparently working up his own plans for developing No 6 WR after Village Developments had had their development plans refused.

The Chairman has spoken to Gavin Barry at GML Homes who has obtained planning permission to construct two 5 bedroom houses on No 8 WR. He was asked to reduce the height of the rather overlarge sign outside the plot to which proposal he seemed amenable.

Steps are being taken to get GML to enter into a contractors agreement with WURA including a requirement for site traffic to enter only from the bottom of WR. Every effort will be made to get a bond/deposit for £5000 placed with a solicitor to cover making good any damage to the road not repaired by GML.

Sweeping

A sweep has been contracted for 3rd June 2010.

Soakaways

These were emptied in the spring and hopefully are taking up some of the run off during wet periods.

Chairman's Report

Entrance Posts:

The Chairman thanked Brian Clinton for his work on replacing the posts on Hayes Lane which he felt was a considerable improvement. The old hardwood posts were found to be rotten and were not recyclable.

Funday

Following the success of last year's Funday it was agreed unanimously that £200 would once again be donated by WURA (*Treasurer to make out cheque*) in support of the Kenley Funday on 11th July 2010.

New chairs in Memorial Hall

During the year WURA contributed £32 towards new folding chairs. It was observed that some of these were in use at the current meeting!

Grit bins

Secretary had emailed twice via the Council web site about the Council's plans for the coming winter and the Chairman had made contact through the Steve O'Connell, our Local Councillor, in an attempt to energize them. We still await a response but must assume the problem is under review.

Levy arrears

The most serious case is 3 years in arrears and the Chairman sought the meeting's views on pursuing this through the small claims court. It was unanimously agreed that the Committee use the small claims court procedures to collect this debt. The Chairman had established that the owner was currently living in the house concerned.

Security and St Winifreds

It was mentioned that youths, apparently not from St Winifreds, had once again broken into one of resident's gardens and generally intimidated the owners whose elderly mother lives at the house concerned. The previous Dispersal Notice regarding gathering of youths in the area has been renewed and it is hoped that the problem will not arise again in the immediate future.

The Police took 2 1/2 hours to respond to the call in respect of the incident concerned.

The Chairman has written to the other residents in the area urging them to contact him if similar incidents come to their attention.

Secretary's Report

The need to provide email addresses to help the Secretary keep residents informed of what is going on with our roads was emphasised. The Secretary pointed out that he had updated the web site with records of AGM minutes and the Accounts. Michael Lott, from the floor, suggested that a group email be sent out whenever the web site was updated and it was agreed that this would be done. Peter Darnell and Derek and Annette Jenkins kindly provided their email addresses at the AGM.

Treasurer's Report

Income continues to be impaired by low savings bank interest which has sharply reduced the Association's annual income. The surplus fell from £9026 in the previous period to £257 in 2009/10.

Savings of £455 were made in the insurance premium for the Association and we now have what we consider to be adequate cover through PRS, the Private Road Services web site. Two other quotes were obtained but neither matched PRS for value and the extent of the cover provided let alone price. Michael Lott, from the floor, recorded his satisfaction at the reduction achieved.

Arrears of tax on bank interest of £3766 were paid to avoid penalties for non payment pending investigation of the status of the Association for tax on investments. The initial view is that it seems the tax is payable and the accounts include a provision for tax on interest for the year to 31 March 2010..

Currently there are 7 households in arrears plus Morven House Nursing Home on Uplands Road which is in administration. It is believed the home has been sold but it is unlikely that the claim for levy arrears lodged with the Administrator will ever be paid. A sum of £144 is likely to have to be written off.

The Budget for 2010 includes an amount of £30,000 to cover major repairs to the top of Welcomes Road which has been badly frost damaged as well as from contractor vehicles when 155-159A were being redeveloped.

The accounts were audited at no cost by Gary Lowe and permission was sought by the Chairman from the floor *to buy Mr Lowe a box of wine* as in previous years in recognition of his help. This was carried unanimously.

Road Maintenance Programme

It is proposed to reseal Welcomes Road from the Hayes Lane end to the junction with Uplands Road including the poor quality entrances to the CPS houses.

Two quotes have been obtained.

1. Marshalls propose to prepare the surface attending to any low areas and pot holes with 400mm stone mastic asphalt. The cost of this work to the first bend would be £20,000 and a further £20,000 to reach the Upland Road junction. This would provide a long lasting solution with a consistent appearance.
2. FG propose to repair the edges of the road digging out to 400mm to 800mm and compacting limestone to 100mm and then applying tarmac to 45mm with a 5mm top coat. This work would include repairing potholes and making good entrances to the CPS houses. The work would be carried out over 2 weeks with each side of the road being treated in turn to allow the passage of traffic. The contractor would provide 15 mt of tarmac which should reach the first corner. Cost £12600 or £25,200 to the Uplands Road junction.

The Committee will meet on 7th June to consider these proposals *and the outcome will be posted on the web site by the Secretary.*

There was a question about kerb stones at the top but these are not possible due to the large tree roots present which now in practice demark the edge of the road (Brian Clinton).

Peter Runacres (32 UR) commented that this work seemed to represent an opportunity to reduce wear to the edges of WR which will steadily worsen if the work is not done.

The Committee is pursuing compensation from CPS, the builders, for this in the sum of £5,000 for damage done to the road during construction including the appearance of spring water from 159/159A which has undermined the road particularly when combined with the severe frosts experienced last winter.

Comment was made about extra water draining from Gypsy Lane and *again CPS will be asked by the Chairman to help remedy* this perhaps by making a soakaway. John Carr 126 WR from the floor suggested a volunteer party to clean up Gypsy Lane. Derek Jenkins commented on the vegetation being dumped by residents in the lane which is impeding proper drainage. *A formal letter will also be written by the Secretary to CPS about a considerable contribution to the cost of repairing the road.*

Peter Runacres (32 UR) mentioned the deteriorating surface of Uplands Road where it joins Welcomes Road apparently caused by heavy vehicles turning there.

Ken Lee (8 UR) wanted the edges of the road to be repaired as well as possible including the top section.

Michael Lott (5a UR) felt a too pristine surface to WR might attract more traffic.

Peter Darnell (33 WR) indicated his support in principle for the proposed repairs to the top section of WR.

As regards the rest of the road the usual provision has been made in the budget to continue to mend potholes and fill in eroded channels at the edge of WR. Over the long term it is intended to reseal the whole of WR which should reduce the cost of running repairs. The flooding of the lower part of WR will be addressed. Peter Darnell said this has been an issue since the 1970s and has been a hard one to solve.

Michael Lott felt it would be useful to get an indication of the cost of repairing the whole of the road and to make an income plan to cover this cost.

Harmut Klein (2 Maryhill Close) wondered how long it will take to redevelop the plots at the bottom of WR as this would influence the timing of any decisions on repairing the road. Compensation from the developers might also reduce the cost to residents.

Mention was made of lorries loosening kerb stones at the lower end of WR and the resultant hazard to traffic. Responsibility for these kerb stones lies with the frontagers however. (Chairman)

Derek Jenkins (149 WR) mentioned the serious overhang of vegetation opposite No 8 WR and was advised that the Chairman has already written to the frontagers. Some has already been cut back. There is a similar problem with No 63 WR which property is let and the current tenants are about to leave. **The Committee will take action to deal with this.**

Winter Snow Clearing

The Chairman mentioned that all 6 grit bins were emptied after the first snowfall last year and never replenished in spite of several requests. There are 500 bins in the Borough at the moment and not enough lorries even assuming plentiful salt supplies, to keep them filled.

Ken Lee attended a Committee meeting earlier in the year and put a case for purchasing snow shovels and wide brooms to deal with snow clearing more efficiently. Last winter Ken and Michael Lott with the help of other residents at the Uplands/Abbotts lane end kept the road open through their efforts.

Michael Lott mentioned that if the Uplands Road/Abbotts end of the road was not cleared some 86 households would be blocked in. Michael recommended the prompt removal of the first fall of snow before it becomes compacted by passing traffic and turns into ice. **He agreed to head a group** to see what can be done to create working parties at strategic points along the WURA network and to equip them with snow shovels and wide brooms. He was not overly enthusiastic about the over use of salt and felt that it was more than probable that the Council will not be able to afford to supply our future needs.

There some scepticism about whether we could get residents to go along with Michael's proposals- many are just too old to help. The Secretary pointed out that we might try to have a Council gritting lorry do a sweep along our roads even at a cost. As tax payers it ought to be part of the service **and this issue will be raised with Steve O'Connell by the Chairman/Secretary.** The Secretary noted that a gritting lorry always keeps Kenley Lane open.

Election of Committee & Appointment of Auditor

All the current committee members stood for election/re- election. Unanimously approved.

Mr Gary Lowe was re-appointed Auditor.

Any Other Business

Helmut Klein wanted to know who is responsible for keeping the edges of the roads clear of vegetation.

The Chairman explained that is the responsibility of the frontagers concerned including the owners of the woodlands and other undeveloped plots. Ray Pearson (119 WR) recently acquired part of the woods on WR and is to upgrade his section including some rustic fencing apparently. He does not intend to try to get planning permission to develop the area. Pruning of dangerous overhangs is becoming a priority and the. *The Secretary will write formally to protect the Association from any potential claims for injury or damage.*

Judith Whitaker (65 WR) asked about Google taking and publishing on their site street scenes including private houses. The Chairman thought that Google did not take pictures in private roads but if they do the householder can ask for the picture to be removed.

Closure of Meeting

There being no other business the meeting closed at 9.30 pm.