



## WELCOMES & UPLANDS ROAD ASSOCIATION

### MINUTES OF THE ANNUAL GENERAL MEETING HELD IN KENLEY MEMORIAL HALL ON TUESDAY JUNE 7th June 2011 at 8:00 pm

#### **Chairman's Opening Remarks**

The Chairman welcomed the residents present and thanked them for attending. Explained why Erik Haar was substituting for the regular Treasurer, Pete Davis at the meeting (due to illness). David Barrell and Brian Clinton advised their wish to retire from the Committee and the meeting recorded its appreciation of their services, noting Brian's work on the extensive road repairs carried out in 2010.

Hartmut Klein of 2, Maryhill Close, offered himself as a Committee Member. A new member to represent Uplands Road, now Brian Clinton has stepped down, is still sought.

#### **Apologies for Absence**

Apologies were received from Mr and Mrs Darnell, Mr and Mrs Lott, Mr and Mrs Magnus, Mr and Mrs Manchip, Mr and Mrs Runacres, Mr Harmut Klein, Mr and Mrs K. Lee, Mr P.Davis (Treasurer)

#### **In attendance**

Committee: Colin Brown (Chairman), Richard Russell (Secretary), Erik Haar (acting Treasurer)  
Brian Clinton (Uplands Road Representative), Robin McCallum, and Danielle Thurgood

Residents (excluding Committee members): 10 (12 in 2010) attended representing 8 households of 212.

#### **Minutes of the Last Meeting**

The Minutes of the Annual General Meeting held on 2nd June 2010 were adopted.  
Proposed by Rob McCallum and seconded by Danielle Thurgood

#### **Matters Arising**

##### **8 Welcomes Road:**

The construction of 2 houses on No 8 is virtually complete with an open weekend on 18<sup>th</sup> and 19<sup>th</sup> June to which all are invited. The planning application for No 10 was withdrawn perhaps because of objections to the construction of 2 detached double garages. No 6 may eventually be developed by GML after some alterations to the previously declined planning application.

##### **Sweeping**

Not yet carried out as road does not need it yet

##### **Soakaways Welcomes Road (6 in number)**

Not emptied in 2010/11 but quickly blocked up when the first heavy rain washed debris into them. Chairman will get Jacques and Co advice on whether or not to clear the soakaways this year. Cost £1400 and possibly not worth the expense.

### **Chairman's Report**

**Entrance Posts:** Entrance posts at the top of Welcomes replaced as reported last year but the wooden posts put in by the frontager detract from the look of the road and this view was conveyed to him at the time.

**Fun Day:** Sunday 10th July. The meeting approved the usual £200 donation to the organisers.

### **Levy arrears**

11 levies outstanding at the reporting date (31<sup>st</sup> march 2011) but 4 were paid within 2 weeks of writing to them and the outstandings have now been reduced to 5 households, one of whom is 3 years in arrears (soon to be 4 years) in spite of promising payment after we started court proceedings (on line) earlier in the year. It may be necessary to restart proceedings further adding to the debt from Court fees. 1 couple seem to run their levy payments in arrears for some unfathomable reason.

Deb Imm from the floor asked how many paid by standing order. It was thought about 70 of 212 households. The Treasurer is looking into notifying residents of WURA's bank details so residents can pay electronically if they wish.

Regarding compensation for the use of the road by CPS (ceased trading on 5.9.09), who built on 157-159 Welcomes Road, nothing has been forthcoming although the minutes of the 2009 AGM record the following:

### **Welcomes Road Maintenance Programme (2009)**

*Much of this topic is dealt with in Matters Arising. Mr D. Castelino 159a Welcomes Road recommended we draw up a schedule of works for discussion with contractors with budgeted costings. This schedule to be placed on the WURA web site in case any residents would like to comment on it and/or make suggestions for other improvements. Mr Castelino assured the meeting that CPS, who built the new houses on 155-159 Welcomes Road, would make a contribution to the repairs. Mr Castelino also mentioned his willingness to assist and advise in drawing up a schedule of works including ideas for replacing the posts at the top of Welcomes Road. He emphasised that he felt it important that the posts were retained.*

We are still in correspondence with Mr Castelino, who is now also a resident in No 159, but he has no recall of promising compensation for the use of the road which was used for parking over many months for tradesmen's vehicles, moving plant and machinery around and delivering building supplies.

The water leak outside No. 159 also still persists, though it now seems to have moved to the middle of the road. Mr Castelino says he has capped the old water pipe which was causing the problem. Further investigation of this pipe and its original function may be needed.

### **Secretary's Report**

It was hoped that communication with residents was improving and those who had not given their email address to the Secretary were urged to do so if they wanted to benefit from the group emails advising changes to the WURA web site (Newsflashes on the home page).

There seemed to be a favourable reaction to the new format of the Newsletter and residents were invited to submit articles if they wished, though to keep costs down it is not intended to increase the size of the publication. Another even cheaper printer (last price paid 40p a copy) is to be tested out for the Summer Newsletter.

### **Treasurer's Report**

The acting Treasurer presented an analysis of interest income over the past 4 years.

2008 £6000, 2009 £5000, 2010 £1800, 2011 £1100 though in the last year our reserves fell because of the cost of the road repair programme. This was the largest spend for many years at £58,277 and included expenditure on new grit bins (£1240) and salt (£1400) as well as the gate posts at the top of WR costing about £1,500. Road levy income remained stable at about £11,000 per annum. Advertising income fell because it is usually collected for several copies in advance as the advertisements are so cheap.

On the expenditure side insurance costs were halved by using the Private Road Services cover (£443) from the previous premium of £930 per annum.

There are 3 bank accounts, current, savings and 10 day notice account with Standard Life. Concerned was expressed about the falling interest income and *Ann Jones offered to ask the Kenley Memorial Hall* treasurer what they are doing with their money. It is understood they may be invested in Unit Trusts. *Secretary to check WURA's status with PRS re charitable/tax basis.* WURA paid £3,000 in tax arrears in the 2009/10 accounts and £200 this year. It is believed that tax is now up to date.

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 (cost £40-£60)* as in previous years in recognition of his help. This was carried unanimously.

The accounts and budget which includes a contingency figure of £60,000 for possible further work on our roads were adopted. Proposer Robin McCallum. Seconder Ann Jones.

There was unanimous agreement to keep the road rate levy unchanged.

### **Road Maintenance Programme**

Having carried out extensive work on Welcomes Road last year stabilising the edges and making good all damaged/sunken areas from the top of the road down to No 12 the intention was to have the road sealed this year probably using a spray and chip process. Various expert advice has been obtained including getting Tony Wyatt along from the Council Highways Department to look at the road and quotes obtained for resurfacing ranging from £56,000 to £86,000. The view now is to postpone any decision until further research has been done aiming for next year to carry out any more work.

Regarding the length of road from No 10 to the bottom it was proposed by Brian Clinton that we have GML/developers pay us cash to make good the road, rather than they do it, so we can use it to finish the road properly when the building work at the bottom of the road has been finished. This was considered to be a sound proposition and *will be pursued by the Chairman/Secretary.*

Ann Jones asked why we had to seal the road at all bearing in mind all the extensive work carried out last year and the Chair explained that without providing a firm base a chip and spray would not work.

The remedial work done in 2010 has come through a harsh winter very well and the experts all considered the work had been done very satisfactorily. Such repairs as have been carried out this year were new problems unconnected with the 2010 repairs.

John Phillips from Pine Close mentioned that some deterioration of the surface had occurred in Pine Close. *This will be looked into by the Committee.* He also explained that Pine Close was last resurfaced in 1970 though some remedial work had been done 'by hand' at a subsequent date.

He recalled that when WURA sprayed and chipped Welcomes Road some years ago heavy rain washed the chips to the bottom of the road and the work had to be repeated.

### **Winter Snow Clearing and grit bins**

The chairman explained that 4 new grit bins had been purchased, 3 located in Welcomes and 1 in Uplands where there is also an old yellow bin belonging to WURA. We pay £40 to fill our bins whilst the rest are filled by the Council without charge. Snow shovels were also purchased and distributed in Uplands and Welcomes Roads.

Whilst we thought we were better prepared for last winter than previously the severe weather in December and January meant that grit ran out very quickly and the Council were unable to replenish the bins. As a result the roads became quite dangerous for traffic of all types.

Paul Kelly from the Council is proposing to fill all bins in September 2011 and distribution of salt is back in the hands of the Council rather than TFL though the effect of this change remains to be seen.

Experience shows that residents need to shovel snow/salt on to the roads as soon as possible after the snow falls and continue to apply it particularly on slopes.

#### **Election of Committee & Appointment of Auditor**

The following offered themselves for election/re- election. Colin Brown, Chairman, Peter Davis, Treasurer, Richard Russell, Secretary, Robin McCallum, Danielle Thurgood and Harmut Klein. Unanimously approved.

Mr Gary Lowe was re-appointed Auditor.

Brian Clinton (Uplands Road Representative) and Dave Barrell retired from the Committee.

A new committee member for Uplands Road would be desirable and it is hoped someone will put their name forward. They are welcome to join our next Committee Meeting at 161 Welcomes Road on June 27<sup>th</sup> at 8 pm to see if they would like to join.

#### **Any Other Business**

Judith Whitaker, 65 Welcomes Road mentioned the problem of passing vehicles eroding the edges of Welcomes Road at the narrow points and using residents drive entrances to pass. There was some discussion on what could done and it was felt some kind of priority system might help though there was no enthusiasm for more road signage.

**The Committee will put this issue on the next Agenda as Judith is not the only resident to have raised this issue.**

#### **Closure of Meeting**

There being no other business the meeting closed at 9.00 pm.