**Beechwood & Wheatcroft Residents Association**

Minutes of AGM held on 28th April 2022

In Loch Lomond Rugby Club

In Attendance:

R Stibbs 95 Murroch Crescent

T Neufeld 97 Murroch Crescent

M Reid 17 Beechwood Drive

S McQuaid 196 Beechwood Drive

R Kerr 146 Beechwood Drive

M Allan 59a Broomhill Crescent

I Dickson 14 Murroch Crescent

P & H Moir 61 Murroch Crescent

B & K Toner 101 Broomhill Crescent

I Walker 144 Beechwood Drive

H Connelly 102 Murroch Crescent

L Stewart 202 Beechwood Drive

L Patterson 198 Beechwood Drive

J Robertson 200 Beechwood Drive

A Bell 126 Beechwood Drive

J Macaulay & J Wood 114 Beechwood Drive

I Fisher 128 Broomhill Crescent

C Graham 96 Murroch Crescent

I Corker 24 Beechwood Drive

R Brown 94 Murroch Crescent

G Smith 10 Murroch Crescent

J & G Coulthard 89 Murroch Crescent

F Bell 31 Murroch Crescent

J McGarva 71a Broomhill Crescent

D Bole 76 Murroch Crescent

S McQueen 13 Broomhill Crescent

M Harris 11 Broomhill Crescent

R Elder 32 Beechwood Drive

A MacCaskill 120 Beechwood Drive

K Smith 75 Broomhill Crescent

B Pitt 150 Beechwood Drive

E Adams Park PM

31 properties represented.

Apologies

A McGarva, R Goodall, J Bollan, I Milligan

1. **Welcome and Introduction**

R Kerr, acting Chair welcomed everyone, and apologised that the bar was not opened as planned. This is the first AGM for 3 years due to COVID. BWRA has been going for 23 years, and this is the 21st AGM.Out of the 440 properties on the estate, 31 being represented tonight which is a great turn out as we require 20 for the AGM to proceed

1. **Minutes of Last AGM**

Proposed T Neufeld seconded D Bole

1. **Matters Arising from Minutes**

None

1. **Chairman’s Report**

Chair explained that there hasn’t been much activity in the last couple of years, the committee has just been ticking over during COVID. The contracts with our 2 Contractors (Park PM and MGS) ran out, however both were very accommodating and agreed to extend the contracts for a further year without any increases. Obviously, the committee had difficulties meeting face to face, so had 1 meeting in Tom’s garden, and held some WhatsApp video calls. Over the last 2 years we have lost some committee members. R Goodall resigned as Chair and M Marshall resigned as treasurer having been in that post since the start. R Kerr thanked both for their continued support and dedication to the BWRA over the years. As a consequence, R Kerr took over as Chair and D Bole took over treasurer with support from J McGarva. We currently have no Social Convenor, however with the easing of restrictions we’d like to get this post back up and running. We would like to encourage residents to join and support the committee to enable the factors fees to remain low. Other factored estates who have less land, pay around £60 PCM.

Chair thanked Councillors J Bollan and I Dickson for their continued support, T Neufeld for his work as contract Co-ordinator, J McGarva as Secretary, D Bole as Treasurer, and the other committee members. The current Committee will shortly stand down and we will be looking to elect a new committee.

Chair Introduced Elaine Adams from Park PM for an update.

Collections for 21/22 have been at 89% from the estate. With 52 accounts still outstanding, there is one multiple owner with 17 properties who has not yet paid. However, after this years’ invoices are sent out, they will be taking legal action against him if required ( this was done before when the amounts outstanding were of a significant value, and he cleared the debt). Request made to owners renting out any properties to update Park with a current contact address for the invoices to be sent out. Invoices will be sent out once this meeting confirms the agreed charges with Park, so these will probably go out within the next 2 weeks.

1. **Secretary’s report**

Very little activity as secretary due to COVID, we don’t currently have a Website, however there has been some activity on the BWRA Email with regards to maintenance of trees on the estate which Contracts Co-ordinator will cover later.

1. **Treasurers report**

The accounts run from January to December each year, and accounts for year ending 2019, 2020 and 2021 were handed out.

*Highlights:*

2019

* donation to the Rugby Club towards new lawn mowers, they have supported BWRA, providing free use of the hall for meetings and social events over the years.

2020

* Park PM income was higher as Elaine alluded to earlier, previous legal action against the owner of multiple properties
* Ground Maintenancecosts reduced significantly as were unable to do works due to COVID
* Defibrillator purchased and installed – access code will be provided when emergency services are contacted
* There was a savings account in Clydesdale Bank, the decision was made to close this account and transfer the money into one of the BOS accounts, as M Marshall was leaving, it tidied up the finances.

2021

* We had to change signatories on the BOS accounts, this resulted in several problems with the bank, which to 3 months to sort. Resulting in compensation to BWRA of £100, and £75 to Secretary for time and phone calls sorting this – was paid into BWRA account instead of personal one, so cheque issued to pay this to J McGarva

The balances at 31/12/21:

Ground Maintenance: £24,651.21

Social Fund: £932.16

Reserve a/c : £21941.12

1. **Contract Co-ordinators Report**

Orgainising the defibrillator started in 2019, but it took until May 2020 until it was up and running. The reason it is sited at 97 Murroch Crescent is there needs to be a power supply and T Neufeld is willing to cover the cost – in the future if he moves the committee may need to make arrangements to compensate the new owner. It is also sited there as it is in the middle of the estate and obvious as someone drives into Murroch. It is registered with the Circuit and linked into the Scottish Ambulance Service. Regular checks have to be undertaken to ensure it is fully charged and working, in 2021 a fault was identified, and the software was updated and a spare battery provided,

There have been no major works in last 2 years due to COVID, it has been a case of maintaining contact with our contactors MGS and Park PM.

Tree surgery was completed in Beechwood Drive earlier this year, and there is a plan to remove more trees at the substation in Murroch Crescent imminently. There is currently a contract out for tender regarding the water overrunning the pavement at the top of Beechwood drive, where West Dunbartonshire Council have confirmed the responsibility to resolve this is BWRA’s. This should be completed in the coming weeks.

Regarding the water coming from the Substation and the top entrance to Murroch Crescent, West Dunbartonshire Council have confirmed that the responsibility to solve this lies with Scottish Power, and have taken the matter up with them. However, we will try and get an update on this.

We purchased a sign to advertise the monthly meetings and AGM, which has been successful in increasing the number of residents attending.

Going forward we will be looking to set up working parties to clear 2 major drains at the entrance to the estate which have become compromised due to debris and vegetation resulting in floodwater across the grass last month.

Resident Questions:

S McQuaid – are residents able to cut back bushes that are encroaching on their fencing? Yes, it is within their legal rights to trim these back.

S McQueen – have had to cut down a lot of trees at the rear of their property at their own cost, however there is water coming up through the patio as drains were not maintained beside the farm road. Would BWRA consider help with the cost of this? The land behind her property appears to be owned by WDC and the Farm, we will try and find historic maps to confirm ownership. Advised to speak to Councillor regarding this.

Councillor Dickson confirmed that the roads in Broomhill Crescent will be resurfaced this year. No confirmed date, but WDC have £1million for roads and a further £1million for pavements across the council area. WDC are addressing the deterioration in the roads with the contractors building the houses on HighDykes.

1. **Social Convenors Report**

None – no-one in post.

1. **AGM Correspondence**

None

1. **Annual Maintenance Fee**

The current annual fee per property has been £60 per annum since 2016, as discussed earlier, the Contracts with MGS and Park PM have increased this year, and can be looked on an annual basis during the period of the contract. The current bank balances are healthy as outgoings were reduced over the last 2 years and to pre-empt further increases, the current committee proposes that the fee be increased to £65.00

This was proposed by R Kerr and seconded by R Brown

Park PM will be notified, and letters will be sent out as soon as possible.

1. **Constitution Changes**

None

1. **Resignation of the Standing Committee**

All members stood down from their current posts.

1. **Handover to temporary Chair for election of New Committee**

This election process was chaired by Councillor Ian Dickson

Nominee Proposed By Seconded by

**Chair Person**

Tom Neufeld R Kerr L Stewart

**Vice Chair**

Bobby Kerr M Reid L Patterson

**Secretary**

Janice McGarva L Stewart D Bole

**Treasurer**

Liz Stewart D Bole T Neufeld

Liz Patterson D Bole T Neufeld

**Contract Co-ordinator**

Rob Goodall T Neufeld H Moir

**Social Convenor**

David Bole R Kerr I Dickson

**General members**

Sean McQuaid L Stewart L Patterson

Margaret Reid T Neufeld I Dickson

Julie Roberston L Patterson D Bole

Ricky Stibbs D Bole T Neufeld

Allan McGarva J McGarva D Bole

Grant Smith R Kerr I Dickson

Mark Harris S McQueen I Fisher

Susan McQueen M Harris R Stibbs

Irene Milligan T Neufeld D Bole

Camille McQuaid S McQuaid L Stewart

Brian Pitt R Kerr L Stewart

Ian Dickson J McGarva D Bole

Donnie White S McQuaid L Patterson

1. **New Committee reside over meeting**

T Neufeld, the new Chair thanked I Dickson for taking the duty of temporary Chair and welcomed the new committee.As a resident who has paid their annual fees, you then have the right to come to meetings and vote. We need general members to enable the committee to continue, meetings have been moved back to 7.30pm to allow people to attend after dinner. There is no need to attend every meeting as everyone has other commitments at some point throughout the year. Activities are fairly limited, but helping with working parties for litter picking and maintenance would be encouraged.

BWRA have purchased a petrol Strimmer and a chainsaw, if any resident feels they would benefit from using these instead of purchasing their own, please approach the committee to arrange the use/help to use these, and please share this with your neighbours.

1. **AOCB -**

R Brown highlighted that he attended a previous committee meeting regarding the CCTV in Murroch Crescent which was only to be in place for 7 weeks, but is still there. Councillor Dickson confirmed that the residents it was protecting have moved, however the officer responsible for arranging removal has been absent, he will chase this again after tonight,

Raffle for Residents attending £100 was won by R Brown.

1. Next Committee Meeting to be held in Loch Lomond Rugby Club at 7pm on Thursday 5thMay - apologies as neither Councillors will be able to attend as that is Polling day.
2. Chair thanked everyone for attending tonight and extended an invite to attend any of the regular monthly meetings to all residents.