

# Minutes of Lynwood Road Residents' Association Annual General Meeting

Tuesday 26<sup>th</sup> April 2022

Directors: Nigel Filby (NF, Chair), Peter Norvill (PN).

Apologies for absence were received from Subash Tavares (ST), Alan Haswell (LRRRA Director)

**The Meeting started at 7.30pm; approx. 13 residents attended**

## 1. Directors and Acceptance of the 2021 AGM Minutes

- a. NF introduced the directors attending and passed on apologies for those not present. The directors are seeking volunteers for additional directors of the Residents' Association. The work involved is not onerous and anyone interested should contact one of the directors.
- b. Minutes of the 2021 AGM had been distributed to owners and are published on the website. Acceptance of the 2021 AGM Minutes was proposed and agreed.

## 2. Chairman and Directors' Annual Report

NF reported on work progressed since last year's meeting.

- a. The major area of work had been undertaken in the Square: following recommendations from the arborist's report on the oak trees the crowns of the trees had been reduced and deadwood cut out. The oak trees were also sprayed against Oak Processionary Moth (OPM). The shrubs and bushes in the centre beds were also cut back and a replacement birch tree planted.
- b. The ash tree at the entrance to the estate was cut back where it overhung the estate land.
- c. There was unexpected expenditure on the LRRRA website. The website became inoperable and had security issues because the content management software was out of support. The resident who had kindly developed the site was unable to fix this or continue support and the hosting provider also declined to help. External advice was to re-build site (using up-to-date Drupal) and switch hosting to Microsoft Azure. We have retained ongoing support to check operation, security and fix problems.
- d. All 4 of the fluorescent lights under the arch through to the housing association properties failed and were replaced with new 15watt LED lights. The lighting switchgear was replaced so that the lights are controlled by photocells and movement sensors. The lights now come on at a low setting when dark and are motion activated to a bright setting when someone walks through. This is intended to deter youths from gathering under the arch.
- e. Minor repairs were made to the chain link fencing in Wessex Close.
- f. Fibre Broadband: OpenReach had completed installation of fibre optic cable throughout the estate so every house on the estate can now buy a full-fibre connection from providers. We have also given Virgin permission to put their cable through the trunking as well.
- g. At the suggestion of a resident a WhatsApp group has been set up and this seems to be a great success.
- h. Over the last year over a dozen houses have been sold or are on the market. On a number of occasions, probably linked to the impact of Covid on solicitors and HM Land Registry, the transfer of the sold property had not been notified to the LRRRA and some properties had been sold without the correct paperwork being in place. Anyone selling or re-mortgaging their property should check the LRRRA website for details of what is required and advise their solicitors to do the same.

## 3. Financial Report and Rent Charge

- a. The summary annual accounts for 2020-21 and draft annual accounts for 2021-22 were distributed to the meeting. Summary accounts are posted on the website and full accounts are available on request.
- b. NF reported that:
  - i) debtors are down to £233 and there is no longer a problem with rent charge arrears.
  - ii) expenditure for 2021-22 was close to budget. There was an overspend on the website (as explained earlier) which was offset by savings on administrative support.
- c. Draft Annual Accounts for the year to 31 March 2022 - points of note:
  - i) Annual expenditure of £23,192 was £108 under budget
  - ii) Reserves increased to £134,243 (£130,285 in 2021).  
(The directors will get estimates of the costs of potential future major repairs.)

## **Minutes of Lynwood Road Residents' Association Annual General Meeting**

**Tuesday 26<sup>th</sup> April 2022**

- d. The Budget for 2022-23 is for expenditure of £24,800 which includes.
  - i) increase in the future repairs & maintenance provision £2,000
  - ii) £2,500 for spraying the oak trees for OPM
  - iii) computer & website costs of £2,800.
- e. The Rent Charge for 2022-23 would be £260 (£250 after discount) per property.
- f. It was suggested that investment of the reserves (currently with Santander) is split so that the total with any one institution is below the FCSC compensation limit. NF agreed that this needed action.

### **4. Formal Votes**

- a. Acceptance of the annual accounts for 2020-21 and draft annual accounts for 2021-22 was proposed and agreed.
- b. Acceptance of the Budget & Rent Charge for 2022-23 was proposed and agreed.

### **5. Discussion Points**

- a. Estate Works:
  - i) The surface water drains are cleared every 3 years, next in 2023-24 and costs about £2,500.
  - ii) Oak trees: if these are sprayed again for OPM it will cost about £2,500. Elmbridge Council does not spray trees in the borough and puts notices on any trees infested to inform the public to keep clear or if assessed as high risk has the nests removed. The meeting decided to leave money in the budget for spraying and for a decision to be taken by the directors.
  - iii) The trees to the south of Wessex Close need cutting back and their height reduced.
  - iv) There is minor subsidence in block paving around the estate which will need attention.
  - v) There was a suggestion last year to have a working group to undertake cutting back in the Square. In the event the work was done by a contractor as some of the pruning was at a high level. It was thought that having a working group help look after the estate would positive.
- b. Andrew Mitcham raised the problem of vehicles speeding past his property both entering and exiting the estate and also vehicles using the mini roundabout to turn their cars round (despite the notice on the pillars which states "No Turning"). NF explained that this was an ongoing problem and in the past it had been planned to install speed bumps, but this was subsequently vetoed by residents who would have been affected by noise and potential vehicle damage. There were a few new suggestions:
  - i) extending the south side of the roundabout to prevent vehicles making 360 degree turns around it;
  - ii) initiating community speed watch in conjunction with police;
  - iii) motion activated, battery powered speed signs which could be put out to deter speeding;

NF said the Directors would look into the options and try and have discussions with the local councillor and the police about ways to deal with this.

- c. Shareen Campbell has volunteered to lead in organising Queen's Platinum Jubilee celebrations on the estate. Shareen was not at the meeting, but ST would speak with her and make sure details were communicated both the website and through the WhatsApp group.
- d. A question was asked about fly-tipping in Woodfield Road by the housing association area and how to deal with it. NF explained that it is best to send a report through to Elmbridge Council on their website and that it would then be cleared by them, usually quite promptly.

### **6. Date of Next Meeting**

- a. It was agreed that this would be held on Tuesday 25<sup>th</sup> April 2023.

There being no further business the meeting closed at 21:00 hours.