

Minutes of Lynwood Road Residents' Association Annual General Meeting

Wednesday 26th April 2023

Directors: Nigel Filby (NF, Chair), Peter Norvill (PN).
Apologies for absence were received from Subash Tavares (ST)

The Meeting started at 7.30pm; approx. 15 residents attended

1. Directors and Acceptance of the 2022 AGM Minutes

- a. NF introduced the directors attending and passed on apologies for Subash Tavares who was unable to attend. The current directors are seeking volunteers for additional directors.
- b. Mr Andrew Mitcham of 7 Lynwood Road had volunteered to serve as a director of the Residents' Association company. His appointment as a director was proposed, seconded and agreed by the meeting.
- c. Minutes of the 2022 AGM had been distributed to owners and are published on the LRRR website (www.lynwoodroad.info). Acceptance of the 2022 AGM Minutes was proposed and agreed.

2. Chairman and Directors' Annual Report

NF reported on work carried out over the year and discussed at last year's meeting.

- a. The oak trees in the Square had been treated for oak processionary moth (OPM) and we are awaiting a report on the assessment that has been carried out on the health of the trees.
- b. Trees and bushes have also been cut back in Wessex Close along the southern boundary of the estate and along the eastern boundary with the recreation ground in Lynwood Road and Wessex Close.
- c. Work required on parts of block paving roadways has not been done as we were unable to get contractors to quote for the work. We will try to get this work carried out in the coming year.
- d. Traffic calming ideas suggested at the last meeting has been investigated and changes to the roundabout at the entrance to the estate to stop drivers turning has been dismissed as not feasible.
- e. Shareen Campbell had done a great job in organising the Queen's Platinum Jubilee celebrations which were held in the Square.
- f. Final stage of the website rebuild was completed with the move to a cheaper hosting platform.

3. Financial Report and Rent Charge

- a. Summary annual accounts for 2021-22 and draft annual accounts for 2022-23 had been posted on the LRRR website and made available to all owners. Full accounts are available on request.
- b. NF reported that:
 - i) Rentcharge arrears at 31 March 2023 were £340 compared to £233 in 2022. Increase is due to one property being a full year in arrears; we are in dialogue with the owner to get payment.
 - ii) Expenditure for 2022-23 was under budget because we had been unable to get contractors to do planned work on the roadways. The underspend had been transferred to reserves.
- c. Draft Annual Accounts for the year to 31 March 2023 - points of note:
 - i) Annual expenditure of £19,473 was £5,327 under budget for the reasons noted above.
 - ii) Reserves for future maintenance and repairs increased to £142,297 (£134,242 in 2022). (The directors are trying to get estimates of the costs of potential future major repairs.)
- d. The Budget for 2023-24 is for expenditure of £24,600, £200 less than 2022-23. Details are shown on the 2023 Rentcharge notice sent to all owners and available on the website. The budget includes cleaning of surface water drains and spraying against OPM. The costs of road cleaning and gardening had increased significantly. Reserves will be used for work on roadways delayed from 2022.
- e. The Rentcharge for 2023-24 is set at £250 per property (£240 after discount if paid by 31 May). At the date of the meeting approximately 40% of houses had paid the Rentcharge for 2023-24.

4. Formal Votes

- a. Acceptance of the annual accounts for 2021-22 and draft annual accounts for 2022-23 was proposed and agreed by the meeting.

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5. Discussion Points

- a. Estate Works:
 - i) The delayed minor repairs to the roadways are replanned for 2023-24. It was suggested that a message is put on WhatsApp to ask if anyone has any contacts who would be interested in quoting for the block paving work.
 - ii) The pillars at the entrance to the estate will be refurbished and repainted.
 - iii) The surface water drains will be cleaned later this year or early next year to ensure that they continue to work efficiently.
 - iv) Some work will be required to cut back the trees in the Square.
 - v) The gate from the east side of Wessex Close through to the public footpath to the south of the estate may need replacing and the Directors will investigate this.
 - vi) It was reported that a weeping birch tree was overhanging the roadway in Bourne Close and we will arrange for this to be cut back.
- b. Vehicle speed and traffic on the estate were discussed:
 - i) It was suggested a sign 'Children Playing' is erected on the approach to the gate in Wessex Close from the footpath and the Strenue / Esher Football Club; Directors to consider this.
 - ii) It was agreed that PN and Darren Barber would walk the estate and assess what would be done re speeding and signage.
 - iii) It was agreed that we needed to monitor speed of vehicles and PN agreed to obtain the necessary equipment and then a decision would be made as to action needed.
 - iv) It was suggested that we ask the Strenue / Esher Football Club if a sign could be erected before the entrance pillars directing players. There is already such signage on the fence, but the Directors will consider additional signage.
- c. Other topics raised:
 - i) It was suggested that we invest the funds in reserves in Government Bonds or NS&I; PN agreed to investigate.
 - ii) It was suggested that we organise a garden competition to improve pride in our estate.
 - iii) Suggestion that we need to make sure that any vulnerable/lonely people on the estate are looked after and included in social interactions. (some people are not on the WhatsApp group)
 - iv) The surface of Lynwood Road past the allotments is sinking and has become much worse . It was suggested that residents contact local councillors to put pressure on Surrey County Council to action repairs. A link will be put out on the Website & WhatsApp group.
 - v) There had been a problem with cars parked causing problems and a request was made for a standard parking warning notice to be available for residents to put on such cars.
 - vi) There was a question about redevelopment of the Strenue / Esher Football Club; NF reported that he did not know of any new developments.
 - vii) A question was asked about installing Velux windows in the townhouses; NF advised that it is best to contact Elmbridge to confirm whether planning consent is required.

6. Date of Next Meeting

- a. It was agreed that this would be held at a similar date in 2024. Subsequent to the meeting the date of Wednesday 17th March is proposed.

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