



# **Silvery Sands**

## **Residents Association**

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### **MINUTES OF ANNUAL GENERAL MEETING HELD AT ST PETERS CHURCH HALL, Friday 6<sup>th</sup> March 2020**

**Apologies:** Jill & John How, Vic & Linda Masterson, Phil Bergquist, Dorothy & Doug Reoch, Lawrence Flynn

**Minutes of the last meeting:** The minutes of the last AGM held on 19<sup>th</sup> January 2019 were accepted and proposed by the AGM members.

**Matters arising:** There were no matters arising.

**Approximately 27 households were represented** (approximately 30 people attended AGM inclusive of committee).

#### **1/ Chairwoman's report**

The 2019 summer party was another huge success and we look forward to the next one this year. Date TBA but we hope for a record number of attendees as well as volunteers to help with tents, food etc.

The Christmas party at the Wheatsheaf & Pigeon was an equal success!

There are still issues with residents, and visitors speeding – please show respect for your neighbours' safety!!

The issue of dog fouling and littering seems to have abated, but please all still be mindful.

The SSRA website is fully up and running, Phil has done a sterling job. Please visit the website and peruse all the pages and information available!

We have had social behaviour issues recently, with several of our neighbours being victim of having their windows broken by kids using catapults and ball bearings! Sadly, two of our neighbours also became victims of burglary this week. It is evident that their properties had been watched prior to the event. More on this later, but this reinforces the need for vigilance and reporting of suspicious behaviour to the Neighbourhood Watch coordinators.

#### **2/ Treasurer's Report – David Rowley**

I am pleased to report that 2019 was another excellent year in respect of received subscriptions, only 4 houses have not contributed, one of which is due to the incapacity of the elderly resident. This good result has happened with very little effort on my part, it seems that the excellent website information and the ability to pay efficiently into the Barclays account have enabled residents to pay without much prompting. Both the website and our taking up of the Barclays account are the work of Phil Berquist, many thanks to him



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Thanks also to Linda Graves who has once again audited the books FOC and to my fellow committee members, in particular Michele, who have helped with getting in subscriptions. I had an ongoing problem with one property that was tenanted. I had been in contact with the owner in the past but he had changed his email address and I was unable to reach him. The managing agents for the property were Townsends who were about as helpful as M Barrier when I asked them to help me contact the owner or even simply forward a message. When the management of the property passed from Townsends to Waterside Properties Michele spoke with a contact at Waterside and very swiftly the SSRA received a payment for the last 3 years subs. So, the message is clear, if you ever had to engage an estate agent, steer very clear of Townsends who are, to quote the words of the late Terry Thomas, "an absolute shower"

Our cash position is good, at the end of 2019 we had £8,400 in the bank, a further £560 has come in since then. Some £770 of this amount is the Catering Crew cumulative surplus. If this year is anything like last year, I would anticipate that around another £4,800 will have been received by the end of June.

As always, the main expenditure has been on road maintenance, just over £27K was spent on the Wheatsheaf Lane project and on pothole repairs. Otherwise only the cost of hiring this hall and the web software license are the only other expenditure items.

This is my final report to the Association as I am standing down. In the past when there was a fair bit of door knocking involved in the post of Treasurer I got to meet most of you and would like to thank you for the courtesy shown to me, especially as the end result of our meetings was usually you parting with some cash, thank you.

It was proposed and agreed by the AGM attendees that the annual subscription be increased by £10.00, making the subscription fee for 2020 £90.00 per household.

**The subscription period is from 1<sup>st</sup> Jan thro' to 31<sup>st</sup> Dec, so subs are due NOW!!**

Please make use of our new **Barclays Bank Account: Sort Code 20-45-45, Account No.40671851** **please include somewhere in the "details" box; your name or address.**

Alternatively, your Treasurer will be pleased to accept cheques at 90 Thames side. The Treasurer's report was proposed and accepted by the AGM members.

### **3/ Road Maintenance Report – Proposed Work and Expenditure**

The main priority at this time is to accumulate sufficient funds to enable longer term solutions to the road surfacing of Thames Side. Thames Side has some areas of severe erosion/exposure. Although we have no financial costing proposals at this time, it is known that due to the nature of Thames Side, both in width and road surface contribution, the solution we used for Wheatsheaf Lane is not viable. The Heavy machinery would neither have mobility access or be able to skim off the existing road surface contribution. Any solution would be more labour intensive, thus more costly per square meter. However, this would allow us to deliver any solution in smaller stages instead of the whole street and the associated cost. Be assured that the committee will be investigating solutions and costs over the fullness of time.



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In the interim, temporary solutions are required, particularly at the bottom of Thames Side. It was agreed that an appropriate alloy would be used to largely fill the worst of the potholes once the weather permits.

### **4/ Election of The Committee**

- David Rowley stood down as Treasurer, Merrill April was voted in as the new Treasurer
- Gillian Kneale stood down as Secretary, Rani Gill was voted in as new Secretary
- Gillian Kneale stood down as NHW Coordinator, Bernie Tuck was voted in as new NHW, to be supported by Bob Douglas and Andy Duncan
- Michele Gibson - Chairwoman
- Bob Douglas – Committee Assistant
- Andy Duncan – Committee Assistant
- Phil Bergquist – SSRA Website & Communications

The election of the committee was proposed and accepted by the AGM members.

### **5/ Flooding**

The Environment Agency is working hard to implement lessons learnt from 2014 flooding. The larger issue of flooding is outside of the remit of the SSRA. However, we can prepare, should the worst occur!

It has been established that the provision of sandbags is the responsibility of individuals to purchase. However, it is proposed that we establish a list of vulnerable residents and prepare a volunteer group to be at hand to assist these residents as and how the situation may demand.

It was also advised that all serious flood concerns be directed to The Environment Agency.

It was mentioned that our RA is within the government 'W' classified list. Can this be changed??

It was noted that residents are also struggling to acquire Flood Insurance, and those providers that do offer it charge excessively. It was suggested that maybe we can communicate amongst the association who we individually have insurance with, and the ballpark premium

### **6/ Security & CCTV**

As mentioned earlier, sadly we have experienced both anti-social behaviour and burglary recently. A few residents have reported people both videoing and taking photos of our properties.



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As a communal CCTV system is not viable at this point, alternative preventative measures have been suggested:

All to put exterior lights/sensors on and around property

Collate a list of CCTV owners within the SSRA

WhatsApp group to communicate ONLY suspicious behaviour, activity and incidents

Gill Kneale to investigate/pursue interest in having a collective Electrician to install security lighting etc, in order to protect residents from rogue traders and to perhaps receive a more favourable quote.

### AOB

1. **Skylark Meadow** - It was highlighted that Strode's College may be open to selling the field in the future. This could have several detrimental impacts on our SSRA. Although currently considered a flood plain and green belt land, this could change over the fullness of time. It could be sold to unscrupulous landlords who may permit travellers to reside there. **It was agreed to leave the consideration of purchasing this land as a group, outside of the RA remit, on the table. Progress needs to be monitored**
2. **Concerns were raised over the road drains being blocked.** The drains are actually just soakaways. The cost of cleaning them out falls to the SSRA, and the cost is quite significant. It was therefore felt that we could not justify the cost at this time. However, it was proposed we revisit these costings in the Thames Side road resurfacing scheme
3. **The Wheatsheaf and Pigeon community pub suggestion**, as was, is no more. Upon investigation, it was established that the company, Enterprise Plc, that owns the Wheatsheaf & Pigeon is not willing to sell the freehold only the lease. SSRA purchasing the lease, because the current lease is a short one and will not give any benefit as a community asset. However, Enterprise Plc was recently bought by a company called Stonegate, things could change and may be revisited, should this be the case.
4. **Thanks** expressed to David for his services to the Treasurer position.
5. **Thanks** expressed to Gill for her services to The Secretary & NHW position

Meeting closed at 21:10hrs. Everyone invited to The Pub/Brewery to reconvene informally