

## Glenogle Court Resident's Association 2016 AGM

6.30-7.30pm Stockbridge Parish Church

### **Welcome**

#### Committee Attendees:

Chair – Gus McNulty (GM)  
Secretary – Sam Rennie (SR)  
Treasurer – Michael Sharp (MS)  
Jane Norie (JN)  
Graham Sutherland (GS)  
Jackie Sutherland (JS)  
Graeme Dunbar (GD)  
Carol Fraser (CF)

#### Police:

Emily Grimwood  
Peter Sparrow

#### Councillors:

Nigel Bagshaw (NB)

#### Residents:

|                   |                   |                              |
|-------------------|-------------------|------------------------------|
| Graeme Cockburn   | Neil Campbell     | Robbie Murray & Hazel Michie |
| John Barry        | Teri Nudelman     | Sandra Smith                 |
| Jan McNee         | Ysabel Collyer    | William & Annette Martinez   |
| David Price       | Michelle OToole   | Joyce Capek                  |
| Debbie Waterson   | Gillian Bertram   | Laurence Gorham              |
| Denise McNulty    | Paul Spicker      | Colin Dempster               |
| Irena Loughton    | Caroline Crawford | Carol Shaw                   |
| Rachel Hinds      | Ciara Forde       | Doreen Boyle                 |
| Moira Gray        | Susan Bell        | Anne McCarthy                |
| Patrick Honeybone |                   |                              |

### **Apologies**

#### Committee:

Susan Currie (SC)  
Jill Andrew (JA)

#### Councillors:

Nigel Bagshaw  
Lesley Hinds

#### Residents:

|                  |                       |                  |
|------------------|-----------------------|------------------|
| Sheila Lithgow   | Lindsay Kenrick-Smith | Val & Dave Smart |
| Angela Rae       | Kevin Azam            | Joanna Mansfield |
| Allan McCafferty | Adam & Anna Barker    | Ann Summers      |

### **Adoption of Previous Minutes**

No objection

### **Chair Report**

GM advised attending and chairing four Committee meetings.

With regard to the topic of the Association taking on the organisation of the maintenance of the trees:

It has now become more complicated due to the planning changes at Council including the requirement of a permit. This permit is available upon application through a Council portal but this portal is not obvious and hard to use. GM advised to leave the responsibility as is ie. for each block - dependant on the location of the tree(s).

GD advised there are issues with the trees at 1 Liddesdale and has had discussions with Hall (of Greenscape). The subsequent cost was to be paid by the block. GD will look into for future issues on the estate and get back to the Committee. CF offered to assist.

### **Secretary Report**

SR advised the main duty performed was to reduce the outstanding maintenance/annual fees. This has now been reduced from approx. £4,300 (35 properties) to £720 (5 properties).

SR has also mostly completed list of owners and/or agents for each property. And as such, the previous Committee meeting was advised via email to all properties.

### **Treasurer Report**

MS advised the current bank balance for the Estate was approx. £4,000 – up from last year as no extra work had been carried out (eg. Repainting of parking bays).

MS also advised that the GCRA was relatively solvent if required.

### **Committee Membership/Factor Proposal**

GM advised that most Committee members have been longstanding, and that he would be standing down (due to selling) and MS would be also.

We have to have office bearers for the Association to function. For example, when the previous Treasurer left no monies were chased and there was no funds to pay for the gardening maintenance. None of the other Committee members wish to stand for the 'main roles' (ie. Chair, Secretary and Treasurer).

How do we continue? Do we bring on a factor which will be a major change on how we run the Estate. If people were willing to come forward, then the factor issue could be delayed – however the factor wouldn't happen overnight anyway and would be a slow process. We would need to have all outstanding fees and maintenance issues completed before any factor would take over.

Four factor companies have given their advice – which was varied.

JA – a solicitor and owner advised at the previous Committee meeting that appointing a factor 'could be complicated'. JA also advised it may not be as clear as it sounds and to be cautious. Also suggested we seek full legal advice which could be costly.

JN – confirmed the receipt of four quotes, one being (that if agreed) 'they' would continue to maintain the gardens and send out invoices at a charge of £40 on top of the current £100 per property; per year. The factor could be block by block – and include stair lighting – which is no longer a Council responsibility. The factoring company may have better contacts or networks (eg. Other avenues re any tree issues) as they are used to dealing with large estates.

Keira (from Glenogle Rd) – asked if their fees included any chasing of outstanding fees and if there was any indication about inflated prices in the future?

A discussion was held on resident's views – concluding that further information re costs and what those costs included – and also to include references.

Peter (from Glenogle Rd) – has had dealings in the past with factors - which organised additional payment for maintenance of common areas, buildings insurance/common area insurance – therefore doing in bulk so can be cheaper.

It was suggested we have to be clear about a factor's costs what the £140 included; and any requests with a factor can be done on a need basis.

MS – advised that the deeds drawn up for each of the properties are flawed/silent and we can't have a factoring agreement cover the whole of the estate.

**Vote** – roughly 50/50 vote on factors, however, not an overwhelming majority either way to decide on a decision.

### **Stairway Lighting and Maintenance**

As the Council is no longer responsible, residents were informed that it is quite an easy fix to replace the bulb of the light fitting. Keys/tools for a cost of approx. £10 were available to purchase. It was suggested the GCRA hold a 'tool' for the GCRA use.

### **Website**

GM advised there is a new website about to be launched for the GCRA as Rik (the previous Webmaster) had sold and moved on. Launching should be within the next two weeks after a GCRA debit card was successfully applied for to use for domain/hosting charges.

It will include a more 'Community input' together with tradesmen recommendations and other functions.

### **Guest Speakers**

Community Police officers for Stockbridge and Inverleith:

Advised there have only been a hand full of reports from our area – stolen motor-bikes from the swim centre; but not a great deal happens with the block being a very safe area. They also advised that if we were concerned or had suspicions of any behaviour, to contact them (SR has their email addresses).

P (from Liddesdale – and a resident taxi driver) – reported to Fettes Police that during the Edinburgh Festival, three guys in balaclavas were in the car-park area.

### **Actions from Previous Meeting**

#### Double yellow lines at the s-bend near Standard Life:

SR had been in touch with the Traffic Representative for an update previous to the AGM (after meeting on-site several months ago). No update was provided. However NB advised they were drawing up plans this month but due to the backlog they may not be enforced until 2018 as legal and traffic regulation orders need to be consulted.

### **AOB**

#### New Committee:

SR – new Treasurer – seconded by MS and Denise McNulty

JA – new Chair – seconded by JN

Shared Secretary role – to get together at a Committee meeting in January – anyone interested to come along. Emailing of roles to be sent by SR.

#### Block Representatives

As tenants are unlikely to report maintenance it was agreed that Block Representatives be reinstated. SR to receive emails from interested residents.

#### Illegal Parking

Ongoing problem/continual issue.

#### Subscriptions for 2017/2018

To remain at £100

#### Thanks for Gus & Denise McNulty

A gift was presented as thanks for their efforts whilst at the Estate and on the GCRA Committee.