

Minutes from GCRA Committee Meeting 13th April 2021. Held 8pm on Zoom.

Present: Michelle O'Toole
Patrick Honeybone
Carol Fraser
Joe Peach
Rachel Hinds
Anne McCarthy
Mor Kandlik
Doreen Boyle
Benham Balali

Apologies: Jill Andrew

Agenda (circulated in chat):

1. Treasurer report and subscriptions
2. Greenscape
3. Replacement trees and funding for same
4. The deadline defined in the Constitution for payments is the end of Feb. When the financial year was changed to October, the deadline wasn't changed accordingly. We may want to change that too in the next AGM because a 5-month due date seems to be too long.
5. Treating moss, renovating lawn and reurfing if necessary.
6. Dealing with one owner who refuses to pay.
7. Removing the stump in the parking area. Possibly fixing the wall next to it and planting a new tree (urfing might be a better option because a. there is not enough space for a tree to grow in that narrow space; b. there should be a path next to a parking space. Parking spaces are allocated so if the user of that parking space is disabled, they should have enough space to get out).

Early note:

Minutes from the last Committee meeting and this one will be uploaded to the GCRA website together.

Item 1:

Many unpaid GCRA subscriptions have been paid since the last meeting. Unpaid amount now totals £900 with an expectation that £700 of that is in the process of being paid.

An unpaid subscription of multiple years fees has been resolved through an external legal process.

It was noted that some neighbours have experienced financial difficulties, impacting payment of GCRA fees. We agreed that a case by case evaluation would be appropriate in such situations.

An invoicing replacement tool needs to be found. A Cost Benefit Analysis is underway. Our previous tool included credit card payment. This last year's invoicing happened successfully without this functionality and as a result we agreed to proceed without this functionality moving forwards.

For administrative ease and risk reduction, we agreed to assign unique invoice IDs to future invoices.

An aspect of the GCRA banking setup lacks online functionality, which is causing administrative issues. **ACTION:** We agreed to open a new account with online functionality.

Item 4:

This item was brought forward in the agenda.

The constitution allows a 5 month period for payment due to a failure to bring forward the due date when the financial year was previously changed. With 30 day payment terms standard in the UK, we agreed that following this would be optimal. **ACTION:** We noted that this would need to be agreed at the next AGM. It was suggested this could be part of a bigger constitution rationalisation.

Item 3:

A tree in communal grounds near the Liddesdale car park has been removed, paid by communal funds due to the location of the tree falling outside of areas of the estate with defined block responsibilities. We agreed this tree should be replaced. **ACTION:** JP agreed to get an additional quote for this.

A quote from our estate gardening contractor Greenscape has been provided for a replacement tree.

It was observed that different blocks followed different approaches removing their trees. We concluded that this is the choice of the responsible blocks, though the Committee shared a view that stump removal would allow paths to be repaired where necessary.

We concluded that the topic of tree removal and estate beautification should be discussed in more detail at the next Committee meeting.

This discussion also covered the intended **items 2 and 7**, the latter of which is a tree stump that is the responsibility of a specific block.

ACTION: We agreed to ask Greenscape to remove bark chips leftover from tree removal.

Item 5:

Moss was noted as an estate-wide issue. It was shared that this has been an issue previously experienced by neighbours.

ACTION: We agreed that the next step was for CF and MoT to meet with Greenscape to undertake an estate-wide review and get a quote for dealing with moss, which would then need to be agreed on at the next AGM.

Feedback from neighbours was shared on increasing fees and doing more with communal grounds.

AOB:

We discussed the process for joining the committee, noting that members need to put themselves forward at an AGM and receive an endorsement from two other GCRA members.

Car park potholes need to be filled. We agreed in previous meetings this would be done but logistical challenges during COVID delayed this. **ACTION:** BB agreed to source quotes for this for cold tarmac.

A lock on the riverside gate has been requested by some neighbours, but due to the location of council-owned flood prevention gates, we are not authorised to do this.

Some anti-social behaviour in our estate has been observed. A neighbour has suggested that membership of the Neighbourhood Watch might be advantageous. **ACTION:** We agreed to ask the neighbour who raised this to look into the viability of it.

We agreed that revisiting 'block representatives' at the next AGM was a rational step to make communications easier in the future.

Item 6:

Our chairperson departed the meeting at this point.

Difficulties were shared regarding lack of payment from a neighbour. We agreed that the external legal process followed with another neighbour should be followed in this instance as well.

Next meeting:

We did not agree on a date for the next meeting during this meeting, though a 3 month gap is typical.