

Minutes from GCRA Committee Meeting 28th September 2021. Held 8pm on Zoom.

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

Agenda (circulated by email):

1. Plan for the AGM
2. Changes to the constitution
3. Update from treasurers about payments
4. Contact with gardening contractor
5. Grass
6. Rats
7. Walls
8. Decision re removing tree stump and replacing
9. Neighbourhood watch
10. Online banking
11. Privacy policy
12. The Riverbank and the out of control Butterfly Bushes

Item 1:

AGM needs to be hosted by the end of November in order to meet constitutional requirements, with invitations sent 21 days beforehand.

We agreed to host the AGM via Zoom as we did with the 2020 AGM. Due to all recent committee meetings and both the 2020 and 2021 AGMs being hosted on Zoom, we agreed to sign up for a premium Zoom account.

ACTION: Patrick to look into Zoom account options and costs.

Agreed: Monday 15th of November, 19:30, for the next AGM.

We discussed the need to reappoint a committee for the next year. JA reconfirmed her intention to stand down at the end of this cycle. We reaffirmed it was important to invite all GCRA members to consider joining the Committee.

ACTION: Include mention in the AGM invitation email to encourage neighbours to consider whether they wish to join the Committee, and request contact by email in advance of the AGM if interested. Additional Agenda items should also be requested via email.

ACTION: JP to add an AGM notice to the Facebook group and Website after the initial email is sent.

Item 2:

Changes to the constitution were discussed, with the following recommended: 1) Due date for paying subscription, bringing it in line with existing processes of a 14 day payment period. 2) Introduce gender neutral terminology.

ACTION: We agreed these details should be communicated in advance of the AGM and be put to a vote.

Item 3:

There are no outstanding invoices, and we are £20 in credit in advance for next year. This is at least in part due to the additional legal processes enacted by the Committee.

ACTION: We agreed to formally recognise this achievement during the upcoming AGM and share our thanks to our team of treasurers.

Item 4:

There is outstanding work from what we agreed with our gardening contractor in February 2020. The invoice won't be paid until this work is completed. Our contractor is aware of this.

With common grounds being the core responsibility of the GCRA, it was suggested that we approach other contractors to ensure we are getting value. We agreed that any quotes should be comparable and critically reviewed. We noted that while our current contractor is not perfect, there are positives.

ACTION: We agreed to wait for our task list with our current contractor to be completed, then establish requirements for multiple comparable quotes at the next committee meeting after the 2021 AGM.

Items 5 and 6:

Grass seeds have historically been used in the estate. The Committee has investigated the use of turf in the future which, while preferable in some regards, is substantially more expensive.

There is precedent that all grassed areas in the estate have been maintained by the contractor managed by the GCRA and we agreed that this precedent will continue.

Item 7:

Some wall damage has been reported in communal bin storage areas, suggested to be caused by waste removal teams. Damage can be reported to the council should individual blocks wish to pursue this.

Item 8:

There is a need to remove and replace the stump on communal ground near Liddesdale car park. We agreed to move this forward with a supplier that neighbours have used for their tree stump removal. A tree with a reasonable growth limit and non-invasive roots should be selected.

ACTION: JP to move this forward and get a fuller quote for approval.

Item 9:

While a Neighbourhood Watch was previously suggested, this has not progressed since our previous Committee meeting due to insufficient interest from neighbours.

Item 10:

We need to move to a bank account with online functionality for our savings account.

ACTION: AM to look into the options and share an update during a future Committee meeting.

Item 11:

A Privacy Policy has been drafted by BB. A brief legal review suggested additional content was needed.

ACTION: BB to share an edited Privacy Policy with JA for review.

Item 12:

Some neighbours have shared a view that the buddleia in the riverside garden should be cut back.

ACTION: Carol to request this from our garden contractor.

AOB:

Home reports are now shared on the Committee's Shared Drive, ensuring we understand the details being communicated as properties in the estate are sold.

A quotation error with the car park pothole supplier meant the cost was £50 more than initially agreed. It was agreed that this additional £50 should be paid by the GCRA funds.

Clarity about the Deed of Conditions was requested. For transparency, we agreed to upload this to the GCRA website along with the Site Plan and other community resources.

ACTION: JA to share with JP who will add it to the GCRA website.

We discussed storage in each block and noted that title deeds do not define individual owners for storage cupboards, thus implying they are shared assets. It was noted that they can be opened and locked with generic "basta" keys, available from Edina Lock and Key.

Next meeting:

The next meeting will be the AGM.