

GLENOGLE COURTS RESIDENTS' ASSOCIATION
COMMITTEE MEETING TUESDAY 18 FEBRUARY 2025
ROYAL NAVY & ROYAL MARINES' CLUB
19:00HRS

ATTENDEES

Committee (*C*):

- Carol Fraser 5/4EP – Chair **(CF)**
- Behnam Balali – Treasurer **(BB)**
- Sam Rennie 5/2GR – Secretary **(SR)**
- Colin Dempster 5/3LP **(CD)**
- Carole Notman 6/3GR **(CN)**
- Brenda Pearson 1/5LP **(BP)**

Members:

- Imad & Pear Orif 10/4EP **(IO)**
- Colin Gilbert 8/5EP **(CG)**
- Deborah Waterson 4/5LP **(DW)**
- Jackie & Graham Sutherland 7/6LP **(JS)**
- Kimberley Milne & Neil Campbell 10/6EP (late) **(KM)**

Apologies:

- Lilian McNab 5/4LP
- Geraldine Wooley 5/3GR (Sam Proxy)
- Sandra Smith 3/3LP
- Lindsay Kendrick-Smith 2/4EP
- Teri Palombo 1/6LP
- Fiona Ramsay 4/2GR

	Item/Notes	Actions
19:05	Meeting Commenced	
CF	Advised the items open for discussion, and unlike an AGM no voting was required.	
	Replacement of “headless” tree in EP	CN to ask Greenscape staff member to see if alive or dead SR to send out email once above is advised
	Unfinished borders from 2020. CF – 5 or 6 blocks not finished from last tidy up. Those are to be done first including shrubs and dead plants removed but borders that are planted are to be left. CD – need to notify gardeners what we can do and not. CN is placing canes with yellow tape for the areas which can't be touched. BB – suggested to get photos of what to be done and what is discussed as Greenscape (*G) are keen to send invoices of jobs which haven't been done or completed. Also needs to be agreed before started DW – invoices need to detail what works have been done. BB – invoices are not paid until work completed unless a long-term project CF – approved works are to be emailed from the Secretary or Treasurer email.	CN still in process with contractor getting what needs to be done and what not. CN to email DW with plant/shrub specifications provided by *G for LP common area (This has been done and suggestions received)

KM	10EP – cut turf by previous tenant CF – borders technically responsibility of block and any changes to advise fellow owners in the blocks. Shrubs and grass – responsibility of GCRA; Plants – owners. CN – was with a previous chairperson witnessing this and nothing was said CF – GCRA will add area back to the common ground, but we need permission from 4 of 6 owners to turf or shrub	SR to get in contact with owners in the block (22/02 – done, awaiting responses)
	Security and fire risks by “campers” in the carpark. CF – include in next Newsletter: not an overnight site for campervans (no cooking, etc) and for owners to contact the renting Company to also advise this.	SR to contact owners of 9/1EP if renting space (22/02 – done. Owner’s flat is vacant. Car space is <u>not</u> rented. Suggested to get a bollard. Awaiting further response)
	Subscription fees – increase other than in line with inflation CF – this was discussed at AGM in detail and a vote was taken. We need to maintain the reserves. Our reserves at EOFY looked high but there was an accrual for a gardening invoice in dispute. There is a 5% inflationary increase by *G each year. Votes were taken and 80% feedback advised the gardeners do a good job. Another resident association had also contacted us to ask who we used. DW – there is no contract by *G. Now on a rolling contract. BB – *G have been doing what’s needed and whenever needed. But clearer details required of what is needed. Visits are every 4 weeks. Dates of visits need to be in invoices – but no response from *G. No notice of increase is given by *G. Last time Association fees was raised was 23/24, remaining the same for 24/25 £130. Both April 22, 23 and 24 there was an increase of *G’s fees at 5%. This would amount to the Association fees having needed to increase to £150.49 now but £150 commences 25/26. DW – For 33 years our Association fee was £75 – and recent projected inflation rates are to be going down. <i>(NOTE: BBC News article early 19/02/2025 advising, “Treasury warns of ‘bumpy’ road to lower inflation after unexpected jump to 3%” – SR)</i> BB – Asked what the state of the Estate has been like? A few comments made that it wasn’t that good. CF – we intend maintaining the reserves so there are no surprise large costs (eg. potholes, car space line marking, etc)	
	Removal of 9EP stump – this was conducted by *G with no instructions from owners nor Committee. BB – GCRA will not cover the cost. Asked for support for Treasurer to do their job. CF – noted that people are entitled to ask what’s happening.	

	Should really pay for work actually completed, especially where a long- term project, even if some other work is still outstanding to be done. BP – maybe payment of 50% of quote for future long-term projects. CD – we need to reset everything with *G going forward. CF – we are flexible with *G hence they keep our price down. BB – asked DW for specific issues with the landscaping. None was given.	
	Coded bollards in all Visitor car spaces. CF - We need 122 votes for these to go ahead and if so, will be paid by GCRA funds. But how are they to be managed? Some people are using a permit, but other residents are using visitor spots and bollards will not stop this. BB - make small signs same as Council signs, "Permit holders only – zone ?" Also, for 16 visitor parking if 122 don't approve. CD - Unmarked spots are needed for refuse trucks to manoeuvre. Maybe mark, "No parking". But generally parking in these is not a problem, as long the vehicle can be moved if needed	SR to put out to vote BB to email BP to get in contact with signage contractor
	Have a second Committee member able to have access to the accounts Both the Chairperson and Secretary are signatories to the account and can make payments by branch visit– not by the app.	
	Gates or barrier to major spots CN – last quote for these was £6800 for two and extra for intercom/fob access Not feasible as CEC, utilities, emergency services, etc require access.	
Newsletter	CF – Any recommendations for tradesmen?	
Newsletter	CF - Stockbridge and Inverleith Community Council Meetings – anyone interested in attending and providing feedback?	
CG	New air conditioners/generators at Black Rock Causing noise and new Velux windows not helping. Also, gave thanks to Committee for all that they do.	SR to email BP to provide CG with details of "window pads" <i>(19/02 SR this has been done)</i>

Previous Actions from Previous Meetings:

Due to length of meeting, not many of these were discussed, but a couple as noted with "18/02"

CN	Quotes for larger noticeboards x2	Outstanding
BB	Signage for estate and both sides of gate – not available yet 18/02 - And parking signs (refer above signage item)	Outstanding
Newsletter	Monthly payments –in newsletter mid-Sep	Completed
SR	All owners contacted via email 2GR – trees red crosses 10EP – TPO – or raise ground than disrupt trees Email for input from tree surgeon and to then raise with councillors.	Completed

	18/02 - New owner 10/4 willing to take on once moved in. Owner 10/1 details forward to 10/4 for assistance.	
JP/CN	Bollards installed to those resident car spaces at requests. Ideas to take onboard (refer above)	Completed JP/CN
SR	Repairs or like-for-like alterations to bin upstands	CN has obtained some quotes for residents
CF	Flags – was added to September Newsletter. Still evident.	No further action
SR	Yearly Picnic 18/02 – adverse weather issues. Provisional dates: Fri evening, Sat – early June/ early Sep	
BP	Should the GCRA consider a proper BBQ and storage?	BP to get quotes
JP	Any extra expenditure needs to go out to all members else we need change to constitution.	
JP	Need a balance sheet. Every payment no matter the amount.	Agreed. The Treasurer will supply a list of all expenditure since the last meeting at each meeting.
CF	Maintenance of the common area picnic table. SS – still has the stain available To also include benches which are on private areas which are used/accessed by everyone, eg. rear of 5LP, benches on riverbank 18/02 - Didn't happen due to adverse weather	CN quotes from contractor just waiting for dryer weather
JP	LP Common area.	Completed
JP	Parking – Blackrock will be active in April. Cheapest ways – Vs taken off and replace with “GCRA” or 1a, 1b, 1c, etc – so people coming in think it's a flat's parking space. Flat numbered spaces are still being parked in. Asked for suggestions for parking. Any others find parking an issue?	JP incl contact with his signage contractor
20:36	Meeting ended	