

# GLENOGLE COURT RESIDENTS ASSOCIATION

## ANNUAL GENERAL MEETING

7.30pm on Tuesday 29th November 2022

ONLINE, THROUGH ZOOM

Full list of attendees is at the bottom of this document.

### Committee members:

#### **Chair:**

Michelle O'Toole 9/2 Ettrickdale Place

#### **Secretaries:**

Carol Fraser 5/4 Ettrickdale Place

Patrick Honeybone 7/5 Liddesdale Place

#### **Treasurers:**

Anne McCarthy 7/6 Ettrickdale Place

Benham Balali 1/2 Liddesdale Place

Rachel Hinds 7/1 Ettrickdale Place

#### **Website:**

Joe Peach 5/5 Liddesdale Place

#### **Other committee members:**

Mor Kandlik Eltanani 4/6 Liddesdale Place

### 1. Welcome from the Chair

Chair noted that a vote was held and decision was made to hold the AGM on Zoom, and introduced the Committee members.

### 2. Apologies and Proxy votes

Apologies received from: Deborah Waterson (4/5 Liddesdale), Gillian Bertram (5/1 Glenogle Road), Brenda Pearson (1/5 Liddesdale Place), Joyce Capek (4/2 Liddesdale Place) and Neil Campbell (10/6 Ettrickdale Place).

Proxy votes were given in advance of the meeting by four members, as listed at the bottom of this document.

### 3. Minutes of 2021 AGM (circulated by email) carried by the meeting

### 4. Chair's Report

We've had a good year on the estate. Thanks to the Treasurers for getting bills out and collecting debts. There have been upgrades and improvements made to the car park marking and new garden furniture.

#### 5. Secretary's Report

Patrick explained that the secretaries respond to emails and arrange meetings and agreed that it's been a great year. In a summary of the estate - 122 flats with around half owned and half rented.

Carol spoke about the gardening work, the addition of new benches, no extra expenditure was spent on the gardens this year but general maintenance. If people have anything specific, please raise with the secretaries.

#### 6. Treasurer's Report (accounts circulated by email)

Anne explained that the Treasurers collect dues, pay bills and prepare the accounts. Thanks to Michael Sharp as independent auditor. Speaking to the balance sheet circulated, income and expenditure for the year. Behnam has done a great job to collect dues and chase up fees. All dues were paid the previous year.

Questions - Patrick asked if the finances are fine and if its ok to keep the fee the same, with Anne responding that it may depend on the spend for this coming year, the gardening contract may go up in cost.

Michelle asked the group if we should keep the fee at £110 or if it should be increased, giving the committee's suggestion that the fee be kept at £110.

Discussion of increasing the fees - general agreement to nudge up fees gradually to avoid a large increase in the future, building our reserves, and preparing for any increases in gardener or contractor bills. Although others objected as fees were raised last year and we have enough in reserve to cover increases and extra work, plus it may be another burden to residents who may find it difficult with an increase.

Suggestions of raising the fees between £10 and £25 from ordinary members of the GCRA.

Specific questions about the cost of electricity for stair lighting and clarification that the Council pays for electricity, whilst individual blocks are responsible for stair lighting upkeep.

Request for any recommendations for a company to remove tree stumps.

Suggestion to update the estate signage

Final vote on raising annual fee by £20

Yes - 16

No - 4

Majority is for raising the fee to £130 from next year.

Michelle noted that we will aim to build reserves and will look at gardening improvements in due course.

#### 7. Website Report

Joe reminded the meeting we have a website <https://www.glenoglecourt.com>

The website contains all the minutes from Committee meetings and AGMs, as well as the constitution, grounds plan and updates with information on electric vehicle (EV) charging points.

#### 8. Appointment of Committee

All members are happy to continue in their positions, no other people put themselves forward. Noted that Doreen stood down this year.

#### 9. Items of Business

##### **Summer picnic**

Patrick noted that we held a picnic this year in June following the removal of Covid restrictions which was well attended and, following a suggestion from ordinary members of the GCRA who attended the June picnic, we held another one in September but fewer people attended. General opinion that one summer picnic is fine. Noted that there has been a suggestion of a BBQ but generally considered that organising one summer picnic is enough and anyone is welcome to organise their own events and the secretaries can circulate information to let people know.

##### **Issues around the removal of old benches**

Patrick explained the Committee arranged for the picnic table and other benches to be replaced. There is a question about what to do with the old benches, there has been an offer by Neil Campbell to refurbish one and he would like to do it in the New Year.

General discussion about replacing like for like in terms of the wooden bench beside the picnic table, the existing broken bench is dangerous and should be removed. Noted that benches may have been damaged due to non-residents using them to climb over the fence, and the need to update estate signage. Suggestion that the replacement benches could be secured to the ground.

Voted and agreed to uplift the old bench and replace with a timber/wooden three seater.

### **Query from member about charging points for electric cars**

Joe noted that there is information on the website but basically people can install EV charging in private parking bays but they are subject to planning requirements.

Carol highlighted that ownership of a wall is key and the Council website has information on their plans for charging points in local streets nearby.

Patrick noted that we've had a couple of emails on this subject and the residents' association can't install charging points but feel it's useful to offer information on the website.

Behnam queried if anyone has carried out a survey and if charging points need to be connected to a flat or a subway, and asked that anyone who has investigated installation of EV charging points could contact him.

### **Query from member about reassigning parking spaces**

Patrick explained that a request to rearrange parking space for a visitor space has been submitted, but that it would not be possible as spaces for flats are in title deeds.

Kristina sent in the query and clarified that she has a Blue Badge, and parks in a visitor space as her parking space is at the end of the estate, far away from her flat. She was asking if a disabled space could be created in a visitor space, rather than reassigning.

Michelle noted that the Committee had a conversation about this issue and legally it can't be addressed as everyone owns their own space, and it would perhaps require all 122 flat owners to agree to designate a visitor space for a Blue Badge, and if it was created then anyone could use it even Blue Badge holders that are not residents.

Kristina responded that she understands it would be difficult to get 122 flats to agree and she will continue using the visitor space.

### **Gardening issues**

Sandra asked why there is an upside-down bin and if it can be removed. Carol responded that it has a hole in the bottom and we can request the Council to remove it.

Behnam noted the improvement work paid for in the estate wasn't equally distributed, and that the grass and shrubs outside 1 Liddesdale Place are in poor condition. He also noted that there is no contract in place for the gardening, that every fee increase is a new contract, and suggested that we should acquire and compare quotes both for usual maintenance and additional work.

It was raised that the overgrown trees in the middle of Liddesdale Place need trimmed and Behnam stated that this is being worked on.

General agreement that other quotes from other gardeners/contractors should be investigated and that a specification for annual maintenance should be drawn up.

Noted that just because we get comparative quotes, doesn't mean that we would change our current contract but we should be aware of other company's pricing.

Agreed that a survey should be sent out to get feedback from residents on individual requirements, views gathered and collective agreement sought for the design of a specification, then go out to market and get quotes.

Behnam stated that another resident's association has been in touch asking about our gardeners, and offered to do the same in approach other similar sized residents' associations for references.

Geraldine commented she uses <https://www.downtoearthgardening.co.uk/> at another estate.

Agreed to conduct a consultation and investigate other gardeners by the next AGM.

Michelle noted that we may hold an extraordinary AGM to take this forward after consulting.

#### 10. Any Other Business

Patrick and Carol noted we previously agreed to update estate signage but Covid and other priorities took over, so this will be revisited.

Fiona raised the issue of having the AGM via zoom, and the cost of the zoom license.

Michelle stated that this was put out to a vote as there were conflicting views for being in person or on zoom, and the majority of people voted to hold the meeting on zoom. This can be asked again next year. The Committee holds their meetings on zoom, as additional reason for paying for a zoom license.

Other people commented that holding the meeting on zoom allows for people to attend who don't live on the estate but are still interested, or for those with childcare responsibilities who may not be able to meet in person.

Noted in comments by Bill that the bucket area at 4 Liddesdale Place needs attending to.

#### 11. Date of Next Meeting

Next AGM will be held before the end of November 2023, another consultation will be held on how people wish to meet and we will go with the majority opinion.

#### PRESENT AT THE AGM

Ahmed Essop – 5/1 Ettrickdale Place

Rachel Hinds – 7/1 Ettrickdale Place

Benham Balali – 1/2 Liddesdale Place  
Sam Rennie – 5/2 Glenogle Road  
Michelle O'Toole – 9/2 Ettrickdale Place  
Robert Williamson – 1/3 Ettrickdale Place  
Allan McCafferty – 2/3 Ettrickdale Place  
Kristina Tamane – 2/3 Liddesdale Place  
Sandra Smith – 3/ 3 Liddesdale Place  
Geraldine Wooley – 5/3 Glenogle Road  
Fiona and Colin Dempster – 5/3 Liddesdale Place  
Billy & Carole Shaw – 6/3 Glenogle Road  
Carol Fraser – 5/4 Ettrickdale Place  
Joe Peach – 5/5 Liddesdale Place  
Patrick Honeybone – 7/5 Liddesdale Place  
Jan Mcnee – 3/6 Ettrickdale Place  
Christopher Muniz – 5/6 Liddesdale Place  
Anne McCarthy – 7/6 Ettrickdale Place  
Jackie and Graham Sutherland – 7/6 Liddesdale Place

Proxy votes submitted by:

Michael Sharp – 10/2 Ettrickdale Place (to tenants Euan & Margot)  
Jane Norie – 8/5 Ettrickdale (to the GCRA Secretaries)  
Kirsty Robertson – 2/6 Liddesdale Place (to the GCRA President)  
Mor Kandlik Eltanani – 4/6 Liddesdale (to the GCRA President)

With 23 members present or voting through proxies, the meeting was quorate.