

# Minutes of the 62<sup>nd</sup> Annual General Meeting

Held at the Parish Church Hall, Chalfont St Peter at 19.30 on

Friday 17<sup>th</sup> March 2017

## Present:

**Committee Members Present:** J Pegler JP (Outgoing Chairman), J Garnham, J McGowan, P Gourd PG (incoming Chairman), K Quilter and Mark Simmons.

**Committee Members Apologies:** G Eykyn, A Marchetti, G Ralphs

**Residents Apologies:** Appendix 1

## 1. Welcome

JP welcomed everyone to the 62<sup>nd</sup> CHRC AGM, outlined the order of the evening and declared it quorate.

## 2. Apologies for Absence

Apologies were read. JP apologised if he had missed anyone from the list, see appendix 1.

## 3. Minutes

The Minutes of the 61<sup>st</sup> Annual General Meeting were accepted and signed. Proposed by T Ansell, Seconded by A Eykyn – All agreed.

## 4. Financial Report and Accounts for 2016

On accounts, JP noted a few points, CHRC have had to invest in gaining assistance from a planning consultant on the proposed changes to the local greenbelt and also some other Estate related issues. JP also noted that the reserves dropped due to the recent and planned re-surfacing exercise, reserves should rise within the next 2-3 years up to 20/21 and enable the Estate to continue with the ongoing programme of road works and retain a certain amount in reserve for other works are they arise.

Q. Angel B, are Gas Board planning any more road works?

A. JP - M Simmons is in ongoing discussions with National Grid and Trio but responses are slow.

Q. D White, are the Estate forecasting further legal costs going forward in case we need to tackle non-payers?

A. JP, The Committee budget a notional figure for unforeseen events, we will continue to maintain this buffer, could take time to recoup unpaid bills.

Motion to accept the 2016 accounts proposed by Angela B, Seconded by B Warrington – Unanimous Support.

**5. Chairman's Report** This was circulated prior to the meeting

5.1 Chairman had circulated a note prior to the meeting along with the other Committee member's reports.

**6.0 Committee Reports for 2016** – All reports circulated prior to meeting.

**6.1 Finance – K Quilter**

Finances in order and accounts now posted on web site for 2016, still pursuing some subscriptions either because Mandates have not been changes or because people have forgotten or just not paid.

**6.2 Development – Peter Gourd**

Peter outlined that the Development sub-committee would like to reduce the Development Fee by about 20%. JP has been researching the fees charged by other local Estates and can report that the proposed fee structure and calculations are consistent with others reviewed.

Q. Angela B, How is the fee made up, what is it?

A. JP, the fee is calculated on 2 components, i. An estimate of the materials being used in the property with a multiplier for wear and tear on the roads and verges and the area of the proposed development. ii. If a building is being demolished the committee compare the footprints of the old and new building and then use the multiplier to arrive at the figure. The Committee are also looking at some other changes to the fee to cover large garden developments.

Q. What proportion of the estate are not paying?

A. JP, We have one home marked as unpaid at present

Q. What are non-payers objecting to?

A. JP, It is not entirely clear to Committee.

Suggestion, maybe incentivise people with a discount for early settlement?

Q. What kind of numbers are we talking about (amount lost by adjusting the calculations)?

A. JP, £8-15k per year or 15% of the total income

PG finds it appalling the individuals refused to pay what was due.

Butler's Fields update, no major changes at present, CHRC have covenants over fields.

T Ansell commented that the Sub-Committee looks at the whole Estate and requested that all residents alert the Committee about new residents on the Estate.

Comment. Do fences get covered by the Development Guidelines, should these be accompanied by hedging?

A. JP, we like to talk to residents and recommend that hedging is used in front of fences. Hedge heights also need to be maintained.

### **6.3 Communications – Jon McGowan for George Eykyn**

CCTV has been installed and is operating well, Police have requested to view footage in relation to a number of local crimes and have been complimentary about the quality and clarity of the footage.

Website continues to be popular with residents, ex-residents and families of former residents, please direct new neighbours or friends to the website and to George to be signed up for new alerts.

Email, JMG will talk to PG to set up emails for the various roles of the Committee.

#### **6.4 Neighbourhood Watch & Security – G Eykyn**

George asked JMG to thank all members of the Neighbourhood watch for their time and efforts throughout the past year.

#### **6.5 Roads, Signs and Snow – Mark Simmons**

Road Sweep took place in November and CHRC have found new more reliable company who are based in Bedfordshire.

Snow bins have all been filled now and there is a stockpile of salt available

Request for 2<sup>nd</sup> mirror to be placed at Sandy Rise junction, to point in the other direction, uphill.

Roads, pending Utility works we will look to work on smaller roads from July onwards. Looking to tackle potholes and large hump on Lincoln Rd.

In Spring 2018 Mark S will do a walk around and conduct an assessment, this will then drive the coming years patches and repairs.

Q. Sandy Rise does not have gullies, could CHRC put some on this road?

A. CHRC will look at while roadworks are being planned for Sandy Rise.

Q. Can CHRC relook at Montessori traffic movements and also their Fees?

A. JP CHRC will look at these and talk to Montessori about parking, if residents see bad parking please take down reg number and send to CHRC.

#### **6.6 Trees, Islands, Verges & Gates – Jasper Garnham**

Finelands have done a good job through the year and have been very busy with works on Estate. They will look at tree on Ellis Avenue.

Can CHRC request local residents not to drop clippings on Winkers Close

Barn owls have been spotted and heard on the fields, if you notice any other interesting wildlife please let us know!

Q. There is a lot of damage to verges, what is the policy for putting obstacles on verges?

A. JP, Verges belong to the Estate however residents should maintain. CHRC can arrange for a supply of logs, the original purpose of the verges was to accommodate pedestrians.

JP asked meeting to adopt Committee member's reports

Proposed J. Ballantyne

Seconded S. McC

Support Unanimous

## **7. Key Decisions**

a. That the Annual Subscriptions remain at £300.

Proposed J. Dickinson

Seconded A. Duncan

Support Unanimous

b. That the basis for computation of Development Fees, and level of fees, remain unchanged.

Proposed J. Ballantyne

Seconded Paul

Full Support apart from 1

## **8. Committee**

Members seeking re-election for 2017/18, all members looking for re-Election. Jonathan Peglar will be standing down as the Chairman but will look to participate on Committee and assist with Trees and Verges.

Peter Gourd will become the new Chairman.

Proposed T. Ansell

Seconded J. Meakin

Support Unanimous

## **9. Any Other Business**

Meeting recorded thanks for members of the committee and for its hard work on behalf of the Estate. The meeting closed at 9.30pm.

Formalities for CHRC Company Ltd.

All items Proposed B. Warrington

All items Seconded A. Eykyn

Support Unanimous

Meeting Closed

## Appendix 1.

### Apologies

- G Eykyn
- K Weblin
- B&A Hulme
- A&J Cook
- K&T Steadman
- Granville
- R&C Scott
- M&A Foy
- E McGowan
- A&S Milton
- K Hewitt
- Mr & Mrs A. Milton

### Attending

- S McC
- K Robey
- A Eykyn
- C Sydee
- M Kendal
- M Coe
- T Ansell
- N Rolf
- A Duncan
- G Parfit
- J Dickinson
- R Warrington
- L Dent
- T Boden
- T Marchetti
- N Fearn
- S Morrison
- D White
- P&S Dolon
- J Meakin
- V Crossley
- V Humphrey
- G Gillies
- J Pallant

- C Timotheou
- P Cornford
- J Cornford
- A Brownrigg
- J Ballantyne
- W Hurley
- R Hurley
- N Wright
- J Peglar