

CHALFONT HEIGHTS ROADS COMMITTEE

MINUTES OF THE TWENTYEIGHTH ANNUAL GENERAL MEETING

held on February, 11th, 1983 at the
Chalfont St. Peter Sports Pavilion at 8-30 pm.

Apologies for absence were received from Mr. Sutton, Mr. David Clarke, Mr. & Mrs. Cassell, Mr. Brian Collins, Mr. G.O. Jenkins, Mr. & Mrs. Camsey, Mr. & Mrs. Wiser, Mr. Hugh Jarvis and Mr. & Mrs. D. Blackburn.

1. MINUTES

The minutes of the Twentyseventh Annual General Meeting were confirmed as circulated and signed by the Chairman.

2. COMMITTEE'S REPORT FOR 1982

Matters arising from the report were as follows:-

- a) Roads and Trees - Representation from residents in Half-Acre Hill was made both at the meeting and by letters, expressing concern at the number of potholes in the road and the general deterioration of the surface. This had also resulted in damage to verges and trees due to traffic endeavouring to avoid the holes.

The Committee was reminded that the road had been surfaced in 1967 and no attention had been given to the road since that time. Half Acre Hill was not included in the Estate Contract but the Chairman promised that the potholes would be attended to as soon as the contractor was able to carry out the work. The road would also be surveyed in order to ascertain the degree of break-up, if any, and the cost of reinstatement.

- b) Gates and Signs - The Chairman underlined the reported continued vandalism of the signs and asked everyone to keep 'a weather eye open' for the culprits.

It was suggested that it might be worth considering involving the Youth Centre and the Scouts in the upkeep of the Estate in some way. The Chairman undertook to look carefully into this idea which might involve a competition of some sort.

In answer to a question from Mr. Gray of Lewis Lane, the Chairman affirmed that the gates had been closed during the year and that on that occasion the volunteers had been subject to much abuse.

The meeting then considered suggestions of closing the gates for longer periods, even up to a week, but although no decision was made, the meeting strongly felt that users of the Heights should be made more aware that it is a Private Estate - and non-residents use it only by courtesy of the residents.

Mr. Gray then offered his services in gate closures and the Committee noted this with thanks.

- c) Trustees/Developments - The Chairman was unable to add to the Committee's report, except to emphasise the absolute necessity for residents to submit plans of proposed extension or developments to their properties, in the first place to the Trustees.

c) Continued

Permission from the District Council does not carry automatic approval by the Trustees but approval by the Trustees in the first instance could save time, money and wasted effort.

Mr. Howes of Woodside Hill then expressed concern about the question of indemnity for residents against claims arising from accidents on the Estate roads.

The Chairman reiterated the item in the Committee's report of Insurance cover for £1,000,000 Public Liability.

Committee Note:

Ever since the roads were made up the Committee has effected an Insurance against claims for damages to persons and property from any accident to Third Parties while using the Estate roads. (This stems from the time the Trustees bought the freehold of the roads/verges and covenants on the Estate)

Before the ramps were installed the cover was increased to £500,000 with the Commercial Union. After the installation the Commercial Union inspected the work and did not require an increased premium.

In drafting the Terms of Reference, the Solicitor raised the question of whether or not the Committee and the Trustees were included in the cover while carrying out their duties on behalf of the residents and, if not, to seek indemnity for themselves from any such claims. This was discussed in full at the previous AGM. Subsequently the Commercial Union confirmed in writing to our Solicitors that the Insurance Cover (which by then had been increased to £1,000,000) did in fact apply to the Committee and the Trustees as well as the residents.

There was never any question that the residents were not covered by Insurance either before or after the installation of the ramps.

Mr. Robbins of Woodside Hill then rose to speak of his objection to three ramps on Woodside Hill which he considered dangerous. He had made a strong plea to keep ramps off the steepest part of the Hill and was concerned about liability and safety.

Mr. Robbins acknowledged that his point about liability had been cleared but he still felt strongly about the safety aspect.

Mr. Gray interjected that there could be no question of danger provided vehicles adhered to the 15mph speed limit which was the whole objective of installing the ramps, and that by removing any of them would interrupt the sequence and would thereby constitute a greater danger by allowing a build-up of speed between one ramp and another.

Mr. Robbins continued by referring to an Act of Parliament (Road Traffic Act 1981) wherein there are provisions for regulations (presently in draft) covering installation of ramps.

The Chairman informed the meeting that the Committee and the Estate Architect were aware of the draft regulations which to our knowledge referred only to installations on Public Highways.

Mr. Robbins and Mr. Howes announced that they would pay all the subscriptions they had so far withheld.

The Committee's report for 1982 was formally adopted.

4. FINANCE

The Treasurer had no further comments to make on the statement circulated at the meeting except that Corporation Tax had been paid on the Bank deposit interest from 1973 to 1982 inclusive.

The meeting then discussed possible ways and means of avoiding this tax but the Treasurer assured the meeting that advice from a number of Accountants and Solicitors had confirmed that the tax was unavoidable.

The accounts were adopted and the Treasurer thanked for her unrelenting efforts in gathering the subscriptions.

5. SUBSCRIPTIONS

The Committee recommended that the subscription for 1983 should remain unchanged at :-

FULL SUBSCRIPTION - £30.00 per Annum
REDUCED SUBSCRIPTION - £26.00 per Annum

In response to a specific request from the meeting the names of non-payers of subscriptions are listed as follows:-

Mr. Bodger £26.00	Mrs. Marshall £42.00
Mr. Bott £46.00	Mrs. Lederer £18.00

The meeting also expressed concern that the Committee would use it's discretion where evidence suggested a genuine inability to pay a subscription was concerned. The Treasurer confirmed that the Committee had anticipated the residents wishes and that on occasions this discretion had been used.

6. TERMS OF REFERENCE

These were recirculated with the Committee's report, omitting clause 10 because the Committee, Trustees and the Residents are covered under the Public Liability Policy. The Chairman asked the meeting to formally adopt the Terms of Reference and this was agreed to unanimously.

7. ELECTION OF THE COMMITTEE

The Chairman then introduced the members of the Committee and the Trustees.

According to established custom the Committee then resigned.

Mr. Ted Gray of Lewis Lane moved that all the Committee members be re-elected and expressed grateful thanks on behalf of the residents to them for their excellent work.

The Committee was re-elected by unanimous vote.

8. ANY OTHER BUSINESS

In expressing his thanks on behalf of the Committee for the confidence shown by the meeting, the Chairman opened the meeting for discussion.

8. Continued

1. It was suggested that the Committee draw the attention of the Local Authority to the state of the road at the junction of the Lower Road and Chiltern Hill.
2. The meeting also objected to "speeding mums" collecting their offspring from the Youth Centre at lunch time. Cars driven much too fast and without due care and attention.
3. Fouling the verges by dogs. Residents urged to reprimand offending owners on the spot.
4. Bonfires - again objections to this annoying habit particularly on fine days in afternoons and evenings. Plea to consider near neighbours. Committee note: Amersham Tip is still open and there is no charge.
5. Please observe the SPEED LIMITS and advise friends and relatives of this necessity!
6. PARKING ON VERGES and RAMPS. This habit is increasing and besides being dangerous is inconvenient to other road users. Trustees asked to consider what action might be taken.
7. The meeting noted that Deer have returned to Chalfont Heights. Speculation that they were to be seen playing golf can be discounted!
8. Subscriptions are due -- in fact overdue. If you haven't paid yours - please do!

THERE BEING NO OTHER BUSINESS THE PROCEEDINGS TERMINATED

CHRC/March 1983