

**Minutes of the  
63<sup>rd</sup> Annual General Meeting  
of the Chalfont Heights Estate, and the AGM of  
Chalfont Heights Roads Committee Ltd.**

**Held at the Parish Church Hall, Chalfont St Peter  
at 19.30 on February 20<sup>th</sup>, 2020**

**Present:**

Members present: P Gourd, Jim Greaves, G. Eykyn, J McGowan, M Bird, A Marchetti, K Quilter, M Simmons

Apologies 9 homes with 4 proxies

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**Welcome and apologies**

The Chairman welcomed everyone to the AGM, and apologies were read out. List of attendees recorded.

**Minutes**

The minutes of the 62<sup>nd</sup> Annual General Meeting, held March 2019, were submitted and unanimously approved.

**Chairman's Report – Peter Gourd**

The Chairman (PG) thanked the Committee for their work and time through the year, he paid special tributes to Keith and George for 14 years of service on the Committee.

Chair was asked if there were any questions on the report and activities for 2019 and none were asked, however, there were some other questions,

Q1. PB. Is it good use of funds to pursue Mr. & Mrs. Watters for this relatively small amount?

A1. PG, Committee have been given full support at the past 2 meetings to pursue the debt, CHRC also being brought to court for counter claims

SA also commented that in his view it was not unreasonable for CHRC to pursue debt and fight off counter claims from the Watters

GH quickly looked through file and will discuss his recommendations for how we should proceed with PG

SW made point in support of Committee's actions to ensure that no precedents were set which could hamper the work to maintain the high standards set for the upkeep and maintenance of the roads, trees and verges on The Estate.

PG also stated that Committee may review Covenants across The Estate and look to see if these could be somehow standardized.

## **Committee Areas**

### **Financial Report and Accounts – Keith Quilter (Treasurer)**

In his report the Treasurer said now most of the homeowners and residents have paid for the current year. Keith following up with 2 homeowners who travel frequently and are tricky to get hold of, although when visited they always clear their accounts.

Acceptance of the Financial Report and Accounts was supported unanimously.

Q1. How much is collected for Development?

A1. Keith directed meeting to accounts, £6k plus was raised in 2018/19. More on way for 19/20.

Q2. What are the wayleave charges?

A2. These are charges paid by utilities to CHRC for damage to verges

Q3. We have not had leaves clearer for 4 years, can we do this?

A3. Leaves were cleared in 2018/19, however, due to wet weather the sweep has been postponed to spring 2020.

### **Communications & Neighbourhood Watch – George Eykyn & Jon McGowan**

90% of the Estate signed up to the mailing list for Committee business, 3 addresses which we need to hear from are, 1. 2. 3.

No burglaries and only 2 minor crimes committed on The Estate over the past year.

NHW have a WhatsApp group that residents can sign up to, this will only be used for urgent messages from The Estate and the Local Police. Please used contact page and or contact George to be added to this list.

### **Development and Planning – Jim Greaves (JG)**

11 applications for development on The Estate, please ensure residents contact CHRC **PRIOR** to submitting any plans to Chiltern and South Bucks planning. Fees generally being paid, 1-2 outstanding.

Property Developer going to appeal after 2 refusals on planning for 2 properties at junction of Ellis Ave and Chiltern Hill.

Local Plan Draft now being looked at by inspectors and JG has submitted a comprehensive response to Chiltern and South Bucks. JG will attend the specific hearing on in mid-March and report back on outcome.

Q1. SW Now that field is starting to turn into a woodland could we get WT involved?

A1. JG This was a point raised in papers submitted

Q2. How can CHRC used restrictive covenants on the fields?

A2. They are there and can and will be used

GH made comment that the Winker's music event passed well. JG also backed this point up, although we believe that the event did not really attract enough people to make it financially viable in the future.

### **Trees, Islands, Verges & Gates – Michael Bird (MB)**

MB thanked P. Morris and the Fineland team for their work across the Estate in the past year. Also thanks go to the Haywarden for his work on the bumps and maintaining the islands.

MB and PM have both mapped and catalogued 450 trees on The Estate, these have also been categorized by age and condition so that this can be monitored. MB is also looking to add some smaller fruit trees on the verges. The map will be placed on the website in the near future.

MB thanked residents for maintaining their verges and making his job easier.

MB reminded residents that if works are being done on properties that the verges must be reinstated following the completion of works. Small shrubs can be planted on the verges if they are maintained and do not cover too much of verge, space must be retained to allow residents to step onto the verge to avoid road traffic.

PG highlighted that Tony and Sharon Downs had with the Christmas light show on Lincoln Ave collected £400-£500 which has been shared between 2 charities.

Steve A asked for his thanks to be put on record for all of Mike's work this year.

### **Roads – Mark Simmons (MS)**

MS. Joined late but had made prior apologies. All plans for roads going ahead and are in his report.

KK asked is sweep can be done on Sandy Rise in the Spring due to build up on leaves and debris over several years.

### **Committee**

Members of the Committee had put themselves forward for re-election as listed in the annual report.

Attendees unanimously voted to elect members of the Committee and Directors of CHRC Ltd, as follows:

Peter Gourd, Chairman

Mike Bird – Trees Islands and Verges  
George Eykyn – Communications and NHW  
Jim Greaves - Development  
Jane Greaves - Development  
Ann Marchetti - Development  
Jon McGowan – Communications and Website  
Keith Quilter - Treasurer  
Mark Simmons - Roads

**CHRC LTD.- Voting only permitted by members of CHRC Ltd.**

**1. Vote to maintain subs at £300 per annum**

Proposed: PG  
Seconded SA

**2. Vote to approve accounts for 2018/19**

Proposed: CS  
Seconded GE

**3. Vote to re-elect the Directors for CHRC Ltd**

Proposed: SA  
Seconded KK

**4. Vote to pursue debt from Mr & Mrs Watters**

Proposed: JM  
Seconded TM

**Other business**

Anne Eykyn asked if the Committee had any plans to put in a bench or a tree to remember our former Chairman Derek Bryan?

PG said yes and that the Committee would look at the options.

PG also informed residents that if they are not members that they could join CHRC Ltd and that their liability would be limited to £1.

The Chairman then closed the meeting.