

Derby Road Fund

Committee Meeting 6 March 2019 at 7 pm

Held at 3a Derby Road

Present:

Ian Lawson (Chairman)

David Moro (Treasurer)

Paula Benham (Minutes Secretary)

Sean Mitchell

Shirley Rennison

Gill Vooght

The Minutes of the last committee meeting held on 9 January 2019 were proposed, seconded by SR and approved.

Matters Arising:

Pinch Point: The overall opinion was that everyone approved of the pinch point, with some residents suggesting they would like it closed all the time.

████████████████████ had been very negative, but had posted her opposition on Caversham Gossip Girls instead of using the DR FB page. She had also expressed her displeasure in person to DM and GV.

Complements were paid to GV with regard to the planting up of the PP and she was thanked for shopping prudently; the whole project coming in well under budget.

DR FB page is used very little and the idea of setting up a WhatsApp site instead would be put forward at the AGM.

It was agreed that additional signage on the Peppard Road entrance to deter non residential traffic should be put forward for discussion at the AGM. Two options could be put forward: “road subject to closure” or “no thoroughfare”.

Constitution: IL had prepared a draft. DM felt that the section mentioning upkeep of footpaths, kerbs and verges should be taken out of our obligation. They were the responsibility of householders or Reading Borough Council in one case. This would appear as an AGM Agenda item.

DM discussed the implications of the Fund becoming an Association of Residents and showed documentation from 1975 where it had been described as such, but the term since dropped. IL clarified that an Association was the loosest of groups and suited our purpose as the alternative was a limited company.

GV said that a past Chairman (████████) had this stated in his deed so IL would ask him for sight of this.

SM would distribute copy of draft before the AGM.

IL suggested and it was agreed that DM should have a cash paid card of £1000 per year to cover costs. DM to enquire of Barclays Bank.

Road Repairs: It was agreed that DM/GV could go ahead to arrange repairs to the manhole cover and surrounding hole outside 17 DR, as well the road surface by the entrance gates in order that they may be closed. Proposed by IL and seconded by SR.

It was agreed DM should be paid for the work he had put in towards the pinch point, including preparing plans for the Council and three day's work @ £150.00 per day.

Chairman:

IL would sign off the bank account at the end of the meeting.

*Copies of the balance sheet for the year January to December 2018 were distributed, but could not be signed off as they weren't quite complete. DM would prepare a breakdown in time for the AGM. SM stressed that the savings on street lighting, in particular, must be highlighted at the AGM.

IL had had a meeting with [REDACTED] to discuss his unwillingness to contribute to the Fund. He argued his case unsuccessfully; had pointed out that MC was a private road of some 50 yds, whose residents paid £15 pa and hoped by way of compromise that it could come under DR protection. However, GV felt that this could set a precedent and Greycoat Court and Field View could ask for same. The Committee agreed that we should not take on the upkeep of this road. IL would return to [REDACTED] to ask for two years' back fees (2017 and 2018) in final settlement.

SM queried the status of Maple House's refusal to pay: two owners had paid but the four properties rented out had not. Their landlords had paid last year and it was felt one of the landlords would be influenced by [REDACTED] decision.

Other Refuseniks: DM was currently in negotiations with the Field View Management Company and had received two e-mails refuting responsibility by one householder for maintenance of the verge. DM had sent copies of all available information, which he believed to be correct, but they had now requested the deeds for the previous house. IL stated he would deal with this.

It was agreed Appleby House should be pursued over the year.

It was mentioned that [REDACTED] were persistent non-payers and were threatened with Court action. [REDACTED] had since paid. [REDACTED] objected because of traffic use but, despite the installation of the pinch point, still had not.

Treasurer's Report:

*IL would like to see this two weeks before the AGM and after the Accountants had signed off.

DM distributed a spreadsheet showing an income of £12,572.72 and expenditure of £5000. As at 31.12.2018 the Fund stood at £23,045.35.

The total as of today's date was £33,000.00.

DM stated that there was a figure of £1732.50 in unpaid fees from 2017 and £2365.00 unpaid for the period November 2017 to 17 February 2018, making a shortfall of £4097.50.

IL A policy on how to deal with Refuseniks/late payers would be discussed at the next committee meeting and put to the AGM (SM).

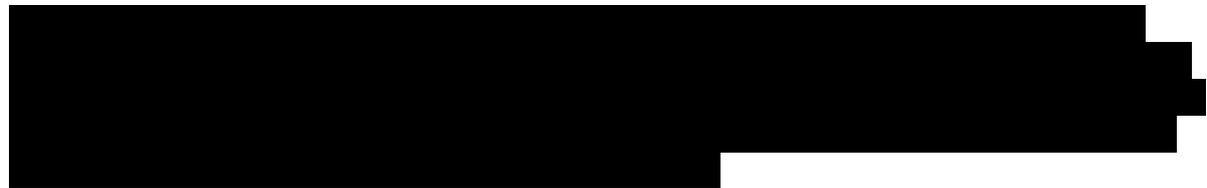
GR have only three non-payers, but they are mainly homeowners without the number of DR rental properties.

Correspondence:

PB would ask residents for advance notice of questions from the floor at the AGM.

The setting up of the new DR web page had been beset with delays and so the Minutes of last year's AGM could not be distributed this way. IL offered to put up a temporary pdf file for people to have access to the Minutes but it was agreed that it would be printed and distributed to residents ahead of this year's AGM, together with a copy of the Constitution.

The Agenda for the AGM would include the Pinch Point, fees and the new Constitution.



Any Other Business:

DM queried whether we should be an Association or Residents Committee from a legal point of view. The Fund was specifically for road repairs on DR and more money would be needed to cover the footpaths, verges and tree pollarding.

A suggestion could be raised at the AGM to look into the cost of DR looking more like Balmore Drive. SM said he would look into this.

SR was advised that the white posts outside 1 DR had been removed and IL agreed to extra gravel to improve the appearance of the frontage. However, he reinforced his position with regard to the size of the school's sign, having received planning permission, and stated that it would stay in its current position.

The meeting closed at 8.22 pm.

The next Committee meeting would take place on Wednesday 17 April in order to discuss the Agenda for the AGM.