

ALNWICKHILL PROPRIETORS' ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD WITHIN THE LIBERTON KIRK HALLS, KIRKGATE, EDINBURGH ON THURSDAY 28TH APRIL 2011

PRESENT:

Keith Pettigrew	Chairman
Louise Wrightson	Secretary
Ann Hunter	Treasurer
Dagmar Martin	Committee Member
Moira Rose	Committee Member
Sally McGregor	Committee Member
39 Proprietors	

IN ATTENDANCE: Ian Murray MP

APOLOGIES: Muriel Dressler
Sara Pettigrew
Cllr Conor Snowden

The meeting was opened by The Chairman, Keith Pettigrew, who introduced himself and welcomed the members and guests to the 2011 Annual General Meeting. He intimated that 74 proxy votes had been received and thanked those present for attending the meeting. The Chairman then introduced the remainder of the Committee and publicly thanked them all for their hard work throughout the year and also for giving up their time to do this.

1. Minutes of AGM held on 13th April 2010.

The Chairman asked if there were any corrections/amendments required to the Minutes of the AGM held on 13th April 2010. As none required, the Minutes were approved by the members as a true record of the proceedings.

Moved: A McCue, 11 Alnwickhill Terrace

Seconded: J Harvey, 31 Howden Hall Crescent

2. Chairman's Report

The Chairman advised that he would like to give a very brief overview of the last twelve months and confirmed that the problems and discord of a few years ago have disappeared and, largely due to the efforts of Louise and Ann, things have been

running very smoothly. The percentage of payments collected was incredibly high and this has allowed us to spend money on various small projects around the Estate. Keith stated how pleasing it was to see this and commented on the fact that if everyone committed to paying their assessment timeously, then real improvements can be made to our Estate, and that residents do get incredible value for money. Keith went on to say that continuity is essential and as members of the current committee are stepping down we need new members to replace them and that we would return to this vital point later in the meeting.

Landscaping and Trees Report:

As we have done over the last two years, the current Committee continue to work very closely with our gardening contractors to ensure that the schedule of works is adhered to. Whilst we appreciate that some work which would normally be carried out during November /December (i.e. pruning of shrubs and bushes) was not done until a few weeks ago and is ongoing, this was due to the bad weather conditions. As a result, Greenfingers have been 'catching up' on all their outstanding work which has taken them quite a bit of time.

We continue to carry out additional landscaping works to enhance the look of our Estate and this has included:

- Repairs to vandalised fencing
- Removal of dead and wind damaged trees
- Planting of new shrub/flower beds in locations throughout the Estate

We arranged further tree work in October and this included the planting of new trees, taking care to choose species which are more appropriate to our environment.

Once again, this aspect will be ongoing.

In addition to the landscaping works, the following works were undertaken:

- Installation of a handrail on the pathways from Howden Hall Way and Howden Hall Gardens, leading to Howden Hall Road.

- Resurfacing of the roadway at the bottom of Howden Hall Court which was particularly bad with deep potholes.

We have also made arrangements with Greenfingers to have the main path running from Howden Hall Park/Loan to Backlee cleared and gritted during snowy

weather conditions.

3. Website:

Our website, [HYPERLINK "http://www.alnwickhillpa.org"](http://www.alnwickhillpa.org) www.alnwickhillpa.org has continued to be run by Cath Hoult and Des Reid, again with no cost to the Association. The Chairman thanked them for their work and confirmed that we plan to continue with the website as

a tool to provide information on the Estate and the surrounding area. Keith said he would like to encourage as many people as possible to contribute to our website with additional information, photos, articles etc.

Parking and Graffiti:

The Chairman put forward his belief that the thorny issue of parking is improving but unfortunately, this was not borne out by the response from those residents present. A considerable number of views/concerns were expressed and it was agreed that Louise would liaise with the Council to ascertain what if any restrictions can be put in place on the Estate to improve this situation. Ian Murray also agreed to investigate this aspect on our behalf.

Graffiti has also become an issue and any resident seeing anyone defacing our property should contact the Police. Concerns were raised about existing graffiti on some areas and it was agreed that Louise would look into getting this cleaned.

Dog Fouling:

The Chairman thought some progress had been made in this area but commented that there is still a long way to go. During the period of the snow, it was quite simply appalling. We have additional bins placed on the Estate to help with this issue. Dog fouling on public areas is an offence and once again, reporting offenders should lead to improvements.

The Chairman then expressed his thanks to our Councillors and local police for their continued support for this Committee and also offered a big thank you to all the people who have assisted with the delivery of assessments notices, leaflets and newsletters.

The Chairman's report was approved and adopted.

Moved: M Philip, 10 Howden Hall Park

Seconded: J Thorburn, 127 Howden Hall Drive

3. Treasurers Report

Copy accounts were provided to everyone.

The Treasurer, Ann Hunter, advised that the audited bank balance as at 28th February 2011 was £30,952.54.

It was pleasing to note that at the end of the discount period, 87% of residents had taken advantage of the £10 discount which is an increase of 5% over last year.

As at 28th February 2010, we had 28 non-payers (last year we had 31) so we are making steady progress in this area.

Within this 28 we have:

- 1 new tenant
- 1 Deceased
- 7 paid since 28th

Within our assessment collection for this year, we have managed (with the help of our debt collection agency) to recoup £2,685 in arrears with a further £985 recovered since 28th February 2011. We have in fact recouped nearly £6,000 of arrears in the last two years.

This year, we took several non-payers through the court process with huge success. Non-payers continue to cost the other members of our estate unnecessary expense but unfortunately, it is a process we must follow to ensure the good management of our estate.

We will continue to distribute the addresses of non-payers.

Since 1st March 2011 we have paid out £11,156.51, and collected, as previously mentioned, a further £985.

Setting of 2010/11 Annual Assessment

It was proposed to set the Annual Assessment for 2010/2011 at £55 with a discount of £10 if paid by 7th June 2010. This is the same level as 2009/2010 with no increase. Assessment notices will be distributed to all households by end April.

The Treasurer's Report was approved and adopted.
Moved: E Hegarty, 23 Howden Hall Loan
Seconded: F Knight, 22 Alnwickhill Drive

4. Election of Officials

The Chairman intimated that new committee members were needed to allow us to move forward with the required rotation of officials.

Current Committee Members stepping down are:

Keith Pettigrew
Louise Wrightson
Ann Hunter
Moira Rose
Dagmar Martin
Muriel Dressler

Louise Wrightson and Moira Rose were nominated for re-election. Fiona Knight and Archie McCue volunteered to serve on the new Management Committee subject to a separate discussion on responsibilities. All nominations were approved.

Moved: H Preston, 16 Howden Hall Park
Seconded: M Wilson, 3 Howden Hall Gardens

5. Any Other Competent Business

A number of concerns were raised regarding parking on the Estate which continues to be a thorny issue, particularly during periods of icy/snowy weather conditions. A lengthy discussion ensued with various suggestions put forward by residents. Ian Murray suggested we have a discussion with the Council to see what can be put in place to ease the situation. Louise agreed to arrange a meeting with the Council.

Concerns were also raised regarding the lack of gritting on estate roads during bad weather conditions. Ian Murray advised that the Council were reassessing where resources should be located during bad weather.

One resident requested the removal of a speed bump in Howden Hall Loan. Ian Murray agreed to investigate this and report back.

Another question was raised regarding 7-Acre Park as it is being used by campers and one resident reported being threatened by youths at this location. It was advised that the Police should be contacted immediately in these circumstances.

Two residents from Howden Hall Gardens highlighted a problem they encountered after responding to a leaflet through their door from Mortonhall Roofing & Property Maintenance. After agreeing a price for work to be done by this Company, on completion of the work they demanded a higher price and the residents felt quite intimidated by them. The Committee agreed to warn residents of this Company's tactics in the next Newsletter

No further questions were raised.

The Chairman then thanked Ian Murray MP for his contribution to the meeting and also thanked members for attending. He then extended his thanks to the Committee Members for their support and commitment over the year.

The meeting closed at 8.05 pm.