

# KEMNAL RESIDENTS ASSOCIATION

## ANNUAL GENERAL MEETING

### MINUTES OF MEETING DATED 26 JUNE 2014 AT SELWOOD HOUSE

After an interesting illustrated talk by Janet Clayton, Chairman of the Orpington and District Archaeological Society on the history of and work being carried out at Scadbury Manor, the meeting was formally opened.

#### **PRESENT:**

Officers:	David Viles	Chairman
	Tony Burrett	Vice Chairman
	Avril GreatRex	Treasurer

The Chairman welcomed around 20 members to the meeting.

#### **1 APOLOGIES**

Apologies were received from Lin Limbrey (Committee Member), Jonathan de Maid, Mr Grierson, Donald Wells and Mr and Mrs Sennett.

#### **2 MINUTES OF THE MEETING HELD ON 20 JUNE 2013**

The minutes were agreed as a true record. Gordon Brown proposed, and Kathleen Lane seconded, that they be accepted and signed by the Chair. There were no matters arising.

#### **3 CHAIRMANS' REPORT**

The Chairman referred members to the report/newsletter recently circulated and highlighted the following points:

- a. **Road Surface** – Because of continuing building works, the resurfacing of the 2 stretches at the southern end of the road had been deferred with only the main potholes being filled during the autumn. The wet winter weather delayed the full resurfacing work until the end of March, and all the road markings along the length of the road had been repainted at the same time.
- b. **Grit bins** – 2 of the grit bin key holders had resigned during the year. Gritting of the road in winter is entirely a matter for the residents, and key holders (2 for each of the 4 bins) take responsibility for opening the bins and co-ordinating the local gritting operations. The Chairman emphasised the need for volunteer key holders for the bins opposite Marlowe Close and outside Willett House.
- c. **Secretary** – The Chairman drew the meeting's attention to the vacant post of Committee Secretary. Brenda Whiting had kindly agreed to take the minutes for the AGM only.

#### **4 TREASURER'S REPORT**

Copies of the Income and Expenditure account for the year to 5 April 2014 were circulated. Avril GreatRex expressed her thanks to Mr Grierson for examining the accounts. She noted

that apart from periodic resurfacing works, total expenditure amounted to around £1500 to £3000 per year, depending on the need to purchase road salt and the cost of controlling vegetation. Subscriptions had increased slightly compared with the previous year, reflecting the raising of the subscription agreed at the 2012 AGM.

A member asked how many people did not pay the subscription. Avril replied that in 2013/14, 3 residents refused to pay, one property was empty and 2 were occupied by tenants who did not know the details of their landlords.

David thanked Avril for all her hard work in collecting subscriptions and keeping the finances in good order.

#### **5 TO APPROVE THE ACCOUNTS OF THE ASSOCIATION TO 5 APRIL 2014**

Mr Khanna proposed and Mr. Wood seconded the proposal that the accounts be approved and accepted. This was unanimously agreed.

#### **6 ELECTION OF OFFICERS AND COMMITTEE AND RE-APPOINTMENT OF INDEPENDENT EXAMINER**

Tony Allen took the Chair and proposed that David Viles be reappointed as Chairman for the forthcoming year. Jean Pedgrift seconded this proposal. **There being no other nominations, it was resolved that David Viles be appointed as Chairman for 2014/15.**

David reassumed the Chair for the rest of the meeting.

He declared that the two other current Officers (Tony Burrett, Vice Chairman and Avril GreatRex Treasurer) had agreed to stand again and asked for any further nominations. Kathleen Lane proposed and Sue McTavish seconded the nomination of the 2 current officers for another year. **There being no further nominations, it was agreed that Tony Burrirt and Avril GreatRex be appointed respectively as Vice Chairman and Treasurer for 2014/15.**

Mr. Khanna volunteered fill the vacant position of Secretary. **There being no further nominations, this was unanimously agreed by the meeting and Mr. Khanna was appointed to the Committee as Secretary for 2014/15.**

David confirmed that all current Committee members (Tony Allen, Lin Limbrey, Alex McTavish, Graham Pedgrift and Brenda Whiting) had indicated their agreement to stand again and asked for any further nominations. Gordon Brown proposed and Jean Pedgrift seconded the motion that all existing committee members be re-appointed.

**There being no other nominations, it was resolved that the existing Committee members be re-appointed for the forthcoming year.**

The Chairman then asked for the agreement of the meeting to the re-appointment of Mr P Grierson as Independent Examiner, and confirmed that he was willing to stand.

**Members unanimously agreed to the re-appointment of Mr Grierson as Independent Examiner for 2014/15.**

#### **7 TO CONFIRM ROAD FUND CONTRIBUTIONS OF £35 FOR 2014/15**

There was discussion about whether a subscription of £35 per household was enough to provide sufficient reserves to enable further major resurfacing to take place, particularly as several other private roads charged substantially more. Tony Burrett said that over 2 years

sufficient income would accrue (assuming no unforeseen pressures) to resurface another length of road, and the Association was covering its costs. Avril pointed out that the number of properties in other private roads might well be less than in Kemnal Road, requiring each household to pay proportionally more. She also expressed concern that a large hike in the subscription was likely to result in an increase in non-payers. David added that the most heavily-trafficked part of the road had now been resurfaced, so the highway north of Selwood House could be expected to last for some years yet before major resurfacing was required. Nevertheless, it would be useful to understand what other private roads in the area were charging in relation to the number of households paying; efforts would be made to try and obtain this information.

**The meeting resolved unanimously** to increase the subscription in 2014/15 by £5 per household to £35, and asked the Committee to keep the financial situation under close review so that prompt action could be taken to raise the subscription again if it became necessary.

## **8 OPEN DISCUSSION ON ANY OTHER TOPICS OF CURRENT CONCERN**

### **8.1 Amenity Strip**

David explained that the strip was administered by 4 Trustees, who were all KRA Committee Members. Although the Association had no legal responsibility for the strip, it impinged upon the highway in terms of intruding bushes and trees, overhanging branches etc. On a number of occasions, the Association had to deal with fallen trees which have presented a hazard to pedestrians and vehicles using Kemnal Road. Last year, the Association commissioned a safety survey of the trees and bushes on the strip; nothing immediately hazardous was found but there were some trees and bushes which required pruning, felling or other maintenance as a precautionary measure.

The Trustees had no funds of their own. The Committee therefore recommended members to agree to contribute a one-off sum of up to £1000 (inc. vat) to the Trustees in 2014/15 in order to carry out this precautionary work; also to approve ongoing funding in future years to the Trustees on an as and when basis so that trees and vegetation which might impinge upon the road and/or the safety of its users could be dealt with. David added that it was possible the Chislehurst Society might agree to assist the work with a grant, provided some element of improvement was incorporated; any grant funding received would serve to reduce the Association's own funding for the work.

**Members unanimously agreed** to contribute up to £1000 in 2014/15 on this basis and to provide ongoing funding as and when necessary in future years to deal with trees and vegetation impinging on the road.

Members were asked to note that on Sunday morning 13 July the Trustees would be carrying out their annual pruning of vegetation in the Amenity Strip and invited members who could spare the time to join them.

### **8.2 Bromley Council's proposals for rationalising the roads around the Common**

Tony Allen drew the meeting's attention to proposals being developed by LB Bromley to reconfigure the roads around the Common in order to reduce the number of accidents. One likely result would be a significant increase in traffic using Ashfield Lane, exacerbating the already serious difficulties which drivers and pedestrians faced in exiting from Kemnal Road.

It was agreed that this was potentially a very serious issue for the Association. David said that the Committee would investigate what could be done to ensure the Association was consulted about the proposals and to enable individual members to make representations. Details would be published on the Kemnal Road website.

### **8.3 Road signs**

Graham was thanked for cleaning the main “private road” sign at the Ashfield Lane junction and for ensuring that the 20mph repeater sign opposite Hoblands Cottage had been reinstalled.

### **8.4 Kemnal Road website**

There was discussion about the funding of the website; this would be considered by the Committee.

### **8.5 Attendance at the AGM**

It was noted that only about 10% of the membership was present at the AGM. The Committee undertook to consider what might be done to increase attendance in future years.

The meeting closed at 21.45.