

Woodilee Residents Association

Meeting of January 29, 2019 at 7.30pm
Dean House, Lenzie

Minutes – **DRAFT**

Date: January 29, 2019
Time: 7.30pm
Location: Dean House, Lenzie

In attendance

RMG: Gordon Howie

Residents: Lynn Pike (Chair) Shona Angus (Treasurer)
Alan Hay (VC) Paul King Simon Fraser
Bill McCulloch Ian Campbell Gordon Jahn
Patricia Paine Philip Paine Nicola Murray

Apologies: Cllr G Renwick Cllr S Thornton Cllr R Ackland
David Bennett Andy Gilpin Graeme Middleton
Lynda McCulloch Lisa Johnston Heather Ellis

1. Welcome

Lynn opened the meeting, noted the apologies, including those of the local Councillors, and introduced herself, Shona and Alan

2. Approval of minutes and matters arising

Minutes from the AGM: no issues raised

3. RMG update

- GH prepared a detailed report to share - copy to be emailed to Lynn and Woodilee account
- Service charge accounts for 2017/2018 landed on Gordon's desk this morning for sign-off. Invoices all double checked by Elaine. Accounts had advised there would be a deficit, but there is in fact a surplus of £2215 (refund from RMG 1. Fees correction, 2. Goodwill gesture of £1500 as intimated previously). This has been credited to the Woodilee account (reserves).
- Paul asked about duplicate invoices: have they been paid twice? Gordon had checked to make sure invoices weren't double paid. Internal processing issues within RMG. Gordon indicated that invoices from previous year should be issued within 3 months (which we believe is quicker than their SLA).

- RMG had been perceived by residents to be a distant factor (based in England). Gordon feels that he is making improvements in this area.
- Gordon looking to provide breakdown of “Grounds Maintenance” costs for next year so that there is more detail behind the figure.
- Allowance for Grounds Maintenance was underestimated for reasons which are explained in the report – mainly due to additional grounds now managed by RMG and maintenance works being added to the schedule
- 16 extra grit bins have been placed around the Village. Gordon is monitoring costs & charges and trying to identify ways to minimise them (e.g. by having Root One fill up grit bins when they are on site on a Monday rather than making special trips which are chargeable)
- It was observed there are no grit bins placed around the Clock Tower, this is due to the area being under the management of a different factor.
- Debt Recovery: historical issue with fees from residents not having been paid, and not having been actioned by RMG. Since the last committee meeting, all demand letters have been issued, and approx. £11,000 has been recovered. Current debt approx. £21K (minor adjustments to be made due to recent house sales). **See Gordon’s report for further details.** 75% of debt is historic debt. RMG are going to attempt to recoup costs with no cost to owners (because the historic debt hasn’t been managed correctly). Next steps: this is an on-going process, with some “at legal” stage = requires court action to progress. One owner has made a formal complaint against Gordon and has withheld fees for this year, despite the matter not being of a factoring nature. A number of late payment fees have been waived and payment plans agreed. There are two home owners with debts of over £1300 ... if there are no comms from residents who owe large sums of money, is there a write-off point? (asked by PK) Gordon stated that there would be. Query made as to whether RMG could take a number of residents to court under one action. Gordon didn’t know but would enquire.
- Maps of areas RMG maintain: a number of issues have prevented this from proceeding. Consortium not delivering to plan, etc. Gordon is not allowed to share original copy plans he has from developers. Gordon working closely with East Dunbartonshire council. Gordon H to sit down with Gordon J and draw out on Google Maps areas RMG cover. They will agree a date between themselves to action.

4. Lenzie Community Council update

- PK has picked up working on Lenzie Gala this year. No date yet, to be agreed with the rugby club. LCC will be looking to recruit people from within Woodilee to support the Gala.
- LCC working to get a bus through Woodilee, but none of the companies are interested. In talks with a guy who has a bus license ...
- Park & Ride has been ruled out (noted in the last LCC update)
- LCC recruiting: one evening per month for 10 months in the year. Please speak to Paul King if you are interested in supporting the community council.
- Parking at the entrance to Woodilee: photographic evidence of cars parking on the pavement should be shared with the police via 101.
- For Sale signs near entrance of development to be removed by RMG shortly

5. Christmas Tree

- Lynn acknowledged the tree put up in December 2018 was an embarrassment
- Some suggestions have come through from residents about alternatives:
 - Move the positioning of the tree (as no electrical supply in current location)
 - Grow our own (take a while to grow, topping in future years, type of tree)
 - Use of existing trees
- RMG indicated there will be no cost to the residents for last year's tree and acknowledged the large amount of negative feedback they had about it. The committee gave their thanks.
- Gordon has made enquiries with local council and planning department about what's involved in putting in a power source (it needs to be metered). Gordon will attempt to understand the costs involved.
- Big issue is getting a power supply put in place. Would require a planning application. Legal costs rocket up due to deeds & conditions needing to be changed.
- Gordon J suggested using substation outside the Clock Tower? Gordon H to approach council to find out about planning.
- Need to work out where we want a tree, then find out what the costs involved are.
- Alternative power supply options were also discussed. Generator and battery power are non-starters (security and safety issues), would need non-lit decorations.
- Future Christmas events will continue to be held in the MUGA. It was felt a repeat of last year's event would be well received again.
- Need to consider outsourcing event management to a third-party company for Christmas 2019.

6. Events

- The Events co-ordinator has resigned from the WRA – new nominees are welcomed
- Litter pick: council will support us with a litter pick (not near Bothlin Burn/steep banks due H&S concerns)
 - Big gaps between litter picks (currently scheduled to be done monthly)
 - Litter pick could be a good education piece
 - Huge amount of litter already being removed on a regular basis
 - Could combine it as part of a bigger event (treasure hunt, raffle, etc)
- VOLUNTEERS needed to organise and co-ordinate events

7. Committee structure

- How do we structure the committee to get people engaging with the committee and getting involved, rather than just submitting their issues/concerns?
- Andy Gilpin has proposed a separate meeting to discuss committee structure to define and agree roles.
- There was agreement across the members present at the meeting that this would be a good idea.
- Meeting to be arranged to agree structure, along with constitution

8. Use of Common Spaces

- Issue regarding the use of common spaces arose last year following the use of the MUGA by a Fitness Instructor to run classes (for which participants were charged)
- Pros:
 - Utilisation of space (not otherwise in use)
 - Regular litter picks
 - Providing a service for residents
 - Community feel
- Cons:
 - Profiting from business use of a public space maintained by residents
 - Liability issues
 - Space not then being available for other residents to use
 - Opening the floodgates for further use which would require management
- What is the consensus from committee? It was felt the use of the communal space for commercial purposes would be a breach of deeds. This raised the question of what is stated in the Deeds with regards to what can and can't be done in shared areas? Attendees observed that anyone could come and use common areas (including kids from nearby areas).
- Liability would fall to whoever runs the class, but an incident could also impact residents' public liability (i.e. might need a payment to be made from it).
- Residents should refer to their Title Deeds around the use of communal space for commercial purposes.

9. Close

- Members invited to make sure any agenda points are communicated to the committee well in advance of future meetings.
- Budget should be available from RMG by end of February for review
- Next WRA meeting 12th March 2019