

**KEMNAL RESIDENTS' ASSOCIATION
ANNUAL GENERAL MEETING
Friday, 4 July 2025 at 7pm at Willett House**

Present:

Richard Perkins (Chairman)
Peter Brogden (Secretary)
Wendy Hadler-Cash (Treasurer)
Avril GreatRex
Ed Fitzgerald
Ian McAllister
Lin Limbrey

1. APOLOGIES FOR ABSENCE

Apologies were received from Kinga Latte.

2. APPROVAL OF THE MINUTES OF THE LAST AGM HELD ON 28 JUNE 2024

There were no matters arising. Therefore, on a motion proposed by Robert Johnstone and seconded by Avril GreatRex, the minutes were unanimously approved as a true record.

3. CHAIRMAN'S REPORT

The Chairman highlighted the following points of note during the year:

Sadly, former Chairman David Viles passed away during the year.

There was no major expenditure on the road. The road markings were renewed and a comprehensive programme of pothole repairs was carried out. The road is in good condition at present.

The verges were maintained, tree surgery was carried out on the amenity strip and leaves were cleared in the winter.

The Committee monitored various planning applications, and opposed the plans for a new fence at 16 Ashfield Lane.

Reserves continue to improve, and the Committee proposed to hold the road fund subscription at the same level for the coming year.

4. TREASURER'S REPORT

The Treasurer reported on the annual accounts and distributed copies of the accounts for 2024/25.

Subscription income increased slightly, and the Association received some more bank interest. Unlike the previous year, there was no major expenditure. The costs of the newsletter and of Land Registry searches increased slightly.

There was a surplus of £9,205 for the year, which increased the reserves from £17,352 to £26,557.

Further pothole repairs are expected, and the Committee would like to build up a capital reserve for resurfacing the road.

5. APPROVAL OF THE ACCOUNTS OF THE ASSOCIATION TO 5TH APRIL 2025

On a proposal by Philip Grierson, seconded by Avril GreatRex, the accounts were approved unanimously.

6. ELECTION OF OFFICERS AND COMMITTEE MEMBERS AND REAPPOINTMENT OF INDEPENDENT EXAMINER

In his capacity as Secretary, Peter Brogden took the Chair. Peter proposed that Richard Perkins be re-appointed as Chairman. This was seconded by Joanna Friel. There being no other nominations, it was agreed unanimously that Richard Perkins be re-appointed as Chairman.

Richard reassumed the Chair for the rest of the meeting. On a motion proposed by Joanna Friel and seconded by Robert Johnstone, Kinga Latte was appointed as Vice Chairman, Peter Brogden was re-appointed as Secretary and Wendy Hadler-Cash was re-appointed as Treasurer.

Richard thanked Tony Burrett, Tony Allen and Alec McTavish for their service on the Committee.

Richard proposed that Ed Fitzgerald, Ian McAllister, Lin Limbrey and Avril GreatRex be re-appointed as Committee members. These proposals were seconded by Cathy Cheeseman and, there being no other nominations, all the re-appointments were agreed unanimously.

Ben Hutchings agreed to join the Committee. On a proposal by Richard, seconded by Joanna Friel, he was appointed as a Committee member.

The Chairman added that applications from any other residents to join the Committee would always be welcome.

Mr T H Meredith has retired as Independent Examiner at the age of 93. The meeting thanked him for his service.

Philip Grierson kindly agreed to take over as Independent Examiner. His appointment was proposed by Wendy Hadler-Cash and seconded by Lin Limbrey.

7. APPROVAL OF THE ROAD FUND SUBSCRIPTION OF A MINIMUM OF £95 PER HOUSEHOLD FOR 2025/26

Richard explained the Committee's strategy of building a surplus of about £10,000 a year to fund the resurfacing of the road in 10 to 15 years' time.

On a motion proposed by Beryl Burrett and seconded by Joanna Friel, the AGM unanimously agreed that the road fund subscription would be maintained at £95 per household for 2025/26.

8. ROAD ENTRANCE

There was a general discussion about the possibility of an entrance structure or improved signage at the entrance to Kemnal Road.

Beryl Burrett wanted the road to keep its continuity with the commons, and regarded a structure as a waste of money.

Those in favour pointed to the need to enhance the road's appearance as a private road, to deter learner drivers, quad bikes and the like.

Alice expressed concern about safety and visibility at the junction.

Joanna Friel liked the design but opposed the concept, being concerned about aggrandisement.

Peter proposed an initial commitment to engage a professional to develop some proposals.

A clear majority of about 20 were in favour of some form of structure, with about 8 against. There was unanimous support for improved signage.

9. CHARITABLE STATUS

Peter gave an update on the application for charitable status.

10. QUESTIONS AND DISCUSSION

There was a discussion of the Selwood House planning application. The Committee will object on behalf of the Residents' Association, although any objection can only be made on planning grounds. Dominic raised a concern that trees protected by a Tree Preservation Order (TPO) may have been unlawfully felled. The KRA will investigate.

Robert Johnstone raised a concern about the dead cedar tree.

Suryakant Kanitkar raised concerns about parking outside Willett House and suggested a yellow box marking.

The meeting ended at 8:30 pm