

KEMNAL RESIDENTS' ASSOCIATION

ANNUAL GENERAL MEETING

27 JULY 2022 at 7:30pm via ZOOM

PRESENT:

Officers:

David Viles	Chairman
Tony Burrett	Vice Chairman
Wendy Hadler-Cash	Treasurer
Richard Perkins	Secretary

Committee Members:

Tony Allen, Alec McTavish, Avril GreatRex

Attendees:

Tony Allen, Avril GreatRex, Kinga Latte, Lin Limbrey, Vinod Khanna, Ian McAllister, Alec McTavish

1 APOLOGIES

No apologies were received.

2 MINUTES OF MEETING HELD ON 28 JULY 2021

There were no matters arising. Therefore, on a motion proposed by Vinod Khanna and seconded by Tony Burrett that they be agreed, the minutes were **approved** unanimously as a true record and were signed by the Chairman.

3 CHAIRMAN'S REPORT

The Chairman referred members to the newsletter already circulated and highlighted the following points:

- *The Road*: No major works had been required since the last AGM, although minor repairs had been undertaken. The white lines, speed warning roundels and road hump markings were all repainted during the year at a cost of £6,800.
- *Anti-social Behaviour*. While there had been occasional problems with fly tipping and drug dealing, there had been few reports of anti-social behaviour during the year.
- *Ashfield Lane Planning Application*: Helped by our strong opposition and objections from many individual residents, the application for alterations to the house on the corner of Ashfield Lane continues to be rebuffed. However, the applicant has appealed against the Council's latest decision. The Planning Inspector conducting the appeal will have all the objections and comments made to date.

- *The planted wooden flower trough:* This had been made and planted by Tony and Marion Allen, to whom thanks were due for this welcome feature.

The Chairman thanked all the officers and Committee members for their commitment and support during the year.

4 TREASURER'S REPORT

Wendy Hadler-Cash reported income of £11,335 for the year, up from £10,813 in the previous one. 95% of residents paid the subscription fee of £45. It was hoped that interest income might increase with rates now gradually rising.

On expenditure, road and insurance costs had remained similar to last year and stationery and postage costs had fallen, but maintenance costs had risen due to increased work required on tree pruning in the Amenity Strip, leaf removal and litter collection.

The bank balance at year end stood at £16,508, down from £20,514 last year.

The Chairman thanked the Treasurer for her hard work in keeping the accounts and fee collections up to date, and also Mr Meredith for his work as Independent Examiner.

5 ASSOCIATION ACCOUNTS TO 5 APRIL 2022

On a proposal by Tony Burrett, seconded by Lin Limbrey, **the accounts were approved unanimously.**

6 ELECTION OF OFFICERS, MEMBERS AND AUDITOR

The Secretary, Richard Perkins, took the Chair. He informed the meeting that although David was in the process of selling his house, he had indicated his willingness to remain as Chairman while still living in the area. There being no other nominations, it was therefore resolved unanimously, on the proposal of Richard Perkins seconded by Vinod Khanna, that David Viles be re-appointed as Chairman for 2022/23.

David reas6Umed the Chair for the rest of the meeting and thanked all present for their support. He asked if anyone present wished to stand for the positions of Vice- Chairman, Treasurer and Secretary. He said that Tony Burrett, Wendy Hadler-Cash and Richard Perkins were willing to continue in their present respective positions.

Tony Allen proposed that Tony Burrett be re-appointed as Vice-Chairman, Wendy Hadler-Cash as Treasurer and Richard Perkins as Secretary. This was seconded by John Sennett. There being no other nominations, it was agreed unanimously that Tony Burrett be re-appointed as Vice-Chairman, Wendy Hadler-Cash be re- appointed as Treasurer and Richard Perkins be re-appointed as Secretary.

David asked if there were any members who wished to join the Committee or stand down from It. He reported the sad passing of Michael Hollingsworth, but was pleased that all the other existing Committee members had agreed to remain. There being no further nominations, Beryl Burrett therefore proposed the re-appointment of Tony Allen, Avril GreatRex, Vinod Khanna, Lin Limbrey, Ian McAllister, Alec McTavish and Kinga Latte to the Committee. This was seconded by Marion Allen and approved unanimously.

David then asked for the agreement of the meeting to the reappointment of Mr T Meredith as Independent Examiner. All present were happy with this, so Mr Meredith's reappointment was accepted unanimously.

Confirmation of these re-appointments (David Viles as Chairman, Tony Burrett as Vice-Chairman, Wendy Hadler-Cash as Treasurer and Richard Perkins as Secretary), with effect from 27 July 2022:

Signature:		Signature:	
Name:	David Viles		Wendy-Hadler-Cash
Position:	Chairman		Treasurer
Date:	27 July 2022		27 July 2022

7 TO APPROVE ROAD FUND CONTRIBUTIONS FOR 2023/24

David said that since the previous AGM, the Committee had been assessing the possible longer term cost implications of road repairs. Although no major works were immediately needed, our usual contractor had indicated that an average annual spend of £12,000 may be required. This would necessitate building up more of a reserve fund if we were to avoid the possibility of having to approach residents for potentially significant additional ad hoc funds in future. In light of this, and our firm commitment to maintain the road in the best state possible, annual road fund contributions would have to be increased. Richard Perkins indicated that a contribution of £80 per annum may be required to reach the necessary level of reserves, but that this could be phased in. As a start this year, the Committee recommended that the minimum annual road fund contribution should be increased from £45 to £55 per household for 2022/23. The overall position would be reviewed annually in the light of the actual condition of the road, annual spend and future projected costs.

It was unanimously agreed that the minimum annual subscription should be increased to £55 per household for 2022/23.

8 TO APPROVE EXPENDITURE ON A MEMORIAL SEAT TO MARK THE QUEEN'S PLATINUM JUBILEE

As proposed by Beryl Burrett and seconded by Tony Allen, it was unanimously approved that a maximum of £600 should be spent on a memorial seat to replace the current bench near Marlowe Close, to mark the Queen's Platinum Jubilee.

9 QUESTIONS AND DISCUSSION

Beryl Burrett raised the issue of the poor state of the verges along Kemnal Road, partly due to over-cutting. The sowing of wildflower seeds last year had not been successful. Tony Allen reported that advice has been sought from Viv Smith on whether specific wildflowers or more hardy types of grass might provide a solution and he would report back so the Committee could consider what could be done to improve the verges. Avril pointed out that ultimately, the state of the verges was dependent on rainfall.

Alice Sennett said that Dickens Drive residents did not feel the Council were caring for Dickens Drive as they should. David said that Dickens Drive and its side roads were maintained by LB Bromley at public expense unlike Kemnal Road. Lin Limbrey advised Dickens Drive residents to report any deficiencies to LB Bromley on the Fix My Street page of the LBB website.

Lin Limbrey brought to the meeting's attention to a cypress tree at Buxton Manor which was covered by a Tree Protection Order and appeared to have been over-pruned without the Council being notified.

The resident, Seamus Gannon, responded that the pruning had been done for health and safety reasons as the tree was leaning towards his property, and he believed the tree would recover. Others in the meeting did not feel that this explanation was adequate. The case had been referred to LB Bromley and a response was expected from them in due course.

Finally, Alice Sennett hoped that next years AGM could be held in person. David agreed, and responded that potential venues would be investigated.

The Chairman thanked Vinod Khanna for organizing the meeting, Richard Perkins for taking the minutes and everyone for attending.

Meeting ended: 8.30pm