

**Carnbee Owners Association
Annual General Meeting
Meeting held on Monday 11 September 2017, 1900hrs
Gracemount High School, Edinburgh**

Minutes

Item	Details	Action
1	<p>Welcome and Apologies</p> <p>Good evening Ladies and Gentlemen and thank you for coming to the 8th AGM of the Carnbee Owners Association. It seems like yesterday that we had our first meeting. The ship is making good progress only to be slowed down at the moment by Council inaction and bureaucracy.</p> <p>There are 20 members' present, 48 proxy forms received, giving a total of 68 owners represented. The AGM is therefore quorate in accordance with our constitution. There are no apologies.</p> <p>This evening we will have an additional agenda item in the form of a talk from PC Craig Cairns and PC Paul Rich.</p>	
2	<p>Minutes of last AGM held 12 September 2016</p> <p>Minutes and accounts from our 2016 AGM were posted on our website and paper copies provided to those who requested them.</p>	
3	<p>Matters Arising from the minutes (12 September 2016)</p> <p>Brian Whigham, 33/3 Carnbee Avenue</p> <p>Brian said he had heard that there may be as many as 200 new homes built on the Scottish National Blood Transfusion (SNBT) site. Brian is concerned about the impact additional traffic from this new development may have on Carnbee residents. Cath Crosbie stated that the roads in Carnbee are owned by the Council so they can practically do what they want. John Pendlebury stated that roads and traffic are not the remit of the Carnbee Owners Association (COA) but at certain times is it beneficial for the COA to act on behalf of the owners and this is one of these times.</p> <p>An update was posted on the front page of our website on 15 September 2016. We have no further information at this time.</p>	

	<p>Sue Smith, 18 Carnbee End</p> <p>Sue asked about the area to the rear of her property in area 11a. John Whitchelo advised that we had already contacted Arbor Vitae and a meeting has been arranged between Arbor Vitae, John Shepherd and John Whitchelo to discuss a management plan for this area. Once we have further details we will advise the owners who back onto this area.</p> <p>I will mention this briefly in my report but this problem hasn't progressed much. When a plan had been formulated we were advised to seek guidance from the tree planners because the area appeared to have been planted as part of the proposals for the estate. This took 3 months to obtain a reply and then we were advised to contact the forestry commission as there may be a limit on the number of trees we can fell in one year. We are still waiting to meet the forestry commission. The residents who abut area 11A have my sympathies.</p>	
4	<p>Chairperson's Report</p> <p>Having looked back at what I said in the past, as a committee I don't think I need to repeat what we do and don't but to dwell more on where we are.</p> <p>We have had a considerable number of complaints about the weeds on the estate. Not too long ago they were negligible as the Council used to spray them annually but that seems to be a thing of the past. I have to say that owners could help the situation if they dealt with those directly outside their premises. Cath our secretary reports the situation on a regular basis and always gets the same answer, it's on the list or occasionally it's been done. We also want to do some work on a strip of trees between Carnbee End and Carnbee Park which is area 11A on our map. Our tree surgeon advised us to contact the tree planning department of the council for permission, despite their standard of service saying we would get a reply within 4 working days we didn't receive a reply.</p> <p>The failure to get a response to these problems prompted Cath to contact our Local Councillor Lezley Cameron. Lezley visited the site accompanied by Cath and myself and we had an interesting walk round. She listened to our complaints and agreed to do something. We received a prompt reply from the tree planners but it hasn't progressed the problem much. We are now awaiting a response from the Forestry Commission to see if we require a permit to remove all the trees we want to fell. With regard to the weeds, that is at stalemate and Lezley didn't seem impressed with the</p>	

	<p>lack of Council action. We will wait and see.</p> <p>With regard to finances we have had a good year as Alan will explain shortly and our reserve continues to increase. The felling of trees in Area 11A and the replanting will be expensive and until we have the necessary permissions we cannot put an exact price on the cost and it may be that we spread the cost over two years. We also need to look again at the western area of Area 10 which requires cutting back and will also be expensive. Apart from the general upkeep of the estate the most expensive item we have is the upkeep of our trees.</p> <p>I would also like to remind all those present that this is a good time to be thinking of setting up a standing order to pay your fees.</p> <p>One last item that I must mention is the increasing number of burglaries on the estate. I covered this in our summer newsletter. Please be more vigilant with your security. If you have a burglar alarm make sure it's working and well maintained. If you hear a neighbours alarm go off please look to see if the property is secure. If you hear or see something suspicious during the night please phone 999, they have assured me they will come round.</p> <p>I would like to thank Councillor Lezley Cameron for the work she has done for the Committee this year and by extension, all the owners on the estate. Thank you.</p>	
5	<p>Treasurer's Report</p> <p>I am pleased to report that our audited accounts for the year September 2016 to August 2017 show another successful year with our total income up slightly due to increased debt recovery and our total expenditure also slightly up due to the cost of the tree condition report required every other year. Over 97% of Beazer owners, who are legally obliged to pay a fee to the COA paid their fee during the year. The closing balance is £12,359 which is £1,995 more than the opening balance showing an increase in our reserve funds.</p> <p>The Estate Maintenance cost was due to <i>Greenfingers</i> who continue to cut our grass and perform small planting and tidying tasks on a regular basis according to our agreed schedule of works. <i>Greenfingers</i> give good value for money and perform their work reliably and to a high standard. Although the costs of regular grass</p>	

	<p>cutting and maintenance increased by 3%, there was a slight decrease in overall cost of £186 due to a reduction in the extra work they were required to do this year. As usual our other major cost is the Tree maintenance of £979, similar to previous years, and produced two new trees planted in Area 11 plus other necessary tree pruning and management.</p> <p>The minor costs were very much as expected. The Public Liability Insurance increased only £2 to £448, our fee to Spring Professional Services unchanged at £440 (the number of fees paid to SPS rather than online has dropped to 69). All other costs were very small but all required to ensure the smooth running of the committee and maximise the income of the COA.</p> <p>The committee would like to thank Colin Knox, a resident of our estate, for auditing our costs in time for the AGM.</p>	
6	<p>Committee Elections</p> <p>An election was held in accordance with the Constitution the following individuals were formally elected to serve until the 2018 AGM.</p> <p>Chairperson Name John Pendlebury Proposer Cath Crosbie, 29 Carnbee Park Seconder Margaret Taylor, 41 Carnbee Park</p> <p>Vice Chairperson Name John Shepherd Proposer Elaine Reid, 10 Carnbee End Seconder Alan Graham, 15 Carnbee Park</p> <p>Treasurer Name Alan Graham Proposer John Pendlebury, , 17 Carnbee Park Seconder Elizabeth Stott, 61 Carnbee Park</p>	

	<p>Secretary Cath Crosbie Proposer Margaret Taylor, 41 Carnbee Park Seconder John Pendlebury, , 17 Carnbee Park</p> <p>General Members Elaine Reid, John Whitchelo Janice McGrath (new volunteer) Proposer John Pendlebury, , 17 Carnbee Park Seconder Christine Lees , 8 Carnbee Crescent</p>	
7	<p>Talk from Police Scotland</p> <p>PC Craig Cairns and PC Paul Rich kindly came along and gave a talk on crime and home safety and handed out a Security Guide and a variety of other leaflets (some of which we will post to our website). They also advised that other estates similar to ours now have a Facebook page for owners to discuss local information, concerns, events and other local relevant matters. Cath said it would be something we could discuss at our next committee meeting.</p>	
8	<p>Owner Questions</p> <p>Mohammed Demnati, 10 Carnbee Crescent Cath Crosbie raised this issue on owner's behalf.</p> <p>Mohammed is concerned about the amount of weeds on the estate and in particular in the Crescent. John had already covered the weeds issue in his Chairperson's Report earlier.</p> <p>John stated that it has maybe come to the time when we will have to deal with the weeds ourselves. John asked for a show of hands from those owners who would be happy to pay a small addition to fees to cover weed removal on the roads and pavements. 7 owners raised their hands.</p> <p>Nicholas Cross, 16 Carnbee Crescent asked if we had obtained any quotes for weed removal. John stated we had not as yet as the roads and pavements were adopted by the Council in the mid-1990s.</p> <p>Iain Penman, 33/5 Carnbee Avenue, stated that we should have</p>	

	<p>another shot a chasing up the Council and Cath Crosbie stated that she intended to do this as this was an ongoing matter with the Council.</p> <p>W. Hogg, 4 Carnbee Park queried John's suggestion of owners removing weeds from outside their property. Johns stated that it was only a suggestion and a short discussion regarding owners removing weeds followed.</p> <p>Elaine Turbitt, 16 Carnbee Park Elaine kindly thanked the committee for their work over the past year.</p>	
9	<p>Meeting Close</p> <p>The minutes from tonight's meeting will be published on our website within 28 days of this meeting. If you require a paper copy, then please let us know and we'll be happy to deliver this to you.</p> <p>I would like to thank you all for attending this evening.</p> <p>The meeting closed at 19:55hrs</p>	