

WATERWAYS MANAGEMENT COMPANY
MANAGEMENT COMMITTEE MEETING NO.33
7.30 PM ON WEDNESDAY 6 JULY 2011

MINUTES

Present: Miles Thompson (Chairman), Mireille Levy, Nicholas Orme, Sally and Richard Doyle, Martin French, Nick Robinson, Louise Robertson, Raquel Stremme.

In attendance: Rebecca Hill (Managing Agent), Wendy Stone (WRA editor)

Minute taker: Emma Thompson

1. Apologies

Derek Summers, Paula Reynolds, Richard Dorey.

2. Private Business

None.

3. Approval of minutes from meeting 32 (23/5/11)

The minutes of the meeting were approved as a correct record.

4. Matters arising

4.1 Progress on Welcome to the Waterways booklet

The draft booklet was now with OM Property Management awaiting a sponsor to print it as an A5 brochure. For the moment it would be produced on the basis of print on-demand.

4.2 The article on the OM website had been circulated in the last edition of the Waterways World – closed.

5. Health and Safety

5.1 The article on led theft had been produced – closed.

5.2 An update on being careful by bodies of water had been uploaded on to the website and had yet to be circulated for insertion in the Waterways booklet.

RESOLVED

Chairman to send information to editor of Waterways booklet.

6. Update from Managing Agent

6.1 Identity theft

Thames Valley Police had stated that there had been no further incidents of identity theft. It was their understanding that this local gang had now moved on. OM Property Management had provided their details to the Crime Prevention Officer and had asked them to identify whether a solution could be proposed.

RESOLVED

OM to provide a progress report at the next meeting.

6.2 CCTV

In response to the letter issued by OM explaining the reasons which precluded the installation of CCTV a further request had been received to consider a passive system. The WMC remained unconvinced and opted to retain its original decision.

RESOLVED

OM to respond to the resident accordingly.

7 Items from WRA

7.1 A report had been submitted detailing how the money provided by WMC had been spent by the WRA and payment for 2011-12 had been authorised and would be issued shortly.

7.2 An autumn barbecue was planned for September and all residents had been notified and requests for volunteers to run the event made.

7.3 It was reported that the community room was now available for use but the remaining obstacle was the signing of the lease. Three individuals from the WRA had volunteered to undertake the management of the room but the establishment of a charitable trust to do this had proven more complicated than originally envisaged. OCHA had provided advice but had not indicated that they would be willing to take on the responsibility for the lease. As the WMC had been released from its mandate to consider the community room at its last AGM it had no authority to sign the lease. An extraordinary meeting would have to be called. In the meantime, the WMC wanted to understand the benefits for the company if it were to take it on, the financial implications and other risks associated with the proposal.

RESOLVED

Working group to be convened to review the options.

7.4 A paper was presented which proposed the merger of the WRA and the WMC. The Committee enquired whether all the members of the WRA were aware of the implications of what was being proposed.

RESOLVED

Working group established to consider the community room should also review the pros and cons of the merger for consideration at the next meeting of the WMC.

8 Right to Manage Status

- 8.1 The implications of moving to a right to manage approach could result in a variety of standards of management within the apartment blocks or indeed the risk of a deterioration of the exterior of the buildings. It would involve those responsible for the apartment block incurring legal costs. 50% of owners would have to agree to proceed and owners would still have to contribute towards the maintenance of the estate which would mean no costs savings to owners, whilst increased administration and management through a limited company.

RESOLVED

WMC noted this as an option available to owners.

9 Finance

- 9.1 OM Property Management had been requested to provide a draft copy of the accounts by the end of August.

Apartment SubCommittee

- 9.2 Major works had recently been carried out within a Complins Close apartment block which had created significant disruption to residents. It was envisaged that the carpet throughout the block would have to be cleaned.

RESOLVED

ABSC to discuss and agree whether the owner should be issued with an invoice for the necessary works to bring the communal areas of the block back to its original standard.

Garden SubCommittee

- 9.3 Update on the culvert maintenance

The County Council had been contacted regularly and had not responded to date on the issue relating to ownership of the culvert. In the meantime, an alternative approach to clearing the culvert had been identified which would involve pumping out the silt but there remained the issue of establishing whether a waste disposal site would be willing to accept the waste.

RESOLVED

OM to write to County Councillor, to follow up the request concerning the culvert. Contact details to be provided by the WMC Chairman.

Residents affected by the culvert should also be encouraged to write to the county councillor on the matter.

No further action to be taken by OM Property Management until the ownership issue resolved.

Louise Robertson temporarily took over the role as Chair during the discussion on the following topic due to the Chairman declaring a conflict of interest.

New property by the lake

- 9.4 The owner of the recently completed house by the lake on land adjacent to the Waterways development had enquired whether it was possible to purchase a small plot of land to extend the size of their garden. The ownership of the land had to be confirmed, it also needed to be established whether the WMC had the right to sell it and if so, various clauses would need to be contained within the contract regarding the use of the land. It was further identified that a badger set might also exist.
- 9.5 The owner had also been reminded about the obligation to review the seeding of the area in the Autumn.

RESOLVED

To await proposal from owner regarding how they wished to proceed on the land.

Resurfacing of parking plots in Cox's Ground

- 9.6 A variety of quotes had been obtained to rectify the parking which had deteriorated significantly. In order to simply replace like-for-like it was likely to cost £11,000 but the original surface provided by the developer, Berkeley Homes, had only been suitable for pedestrian traffic, not cars. Consequently, in order to replace it with a more appropriate surface it was likely to cost £28,000.
- 9.7 Clarification would have to be sought on the ownership of the parking in front of the freehold houses. In some instances, the transfer of the parking may have been made to the new owner as part of the sale.

RESOLVED

OM to identify ownership issue surrounding parking plots.

OM to contact Berkeley Homes in respect of poor workmanship.

Parking and Traffic Sub Committee

- 9.8 The County Council had been contacted to take remedial action on the curb stone which had been reported at the last meeting due to the adoption of the main roads within the development. The Council claimed it had not adopted Elizabeth Jennings Way and had no record to suggest this. Given that the Council had imposed parking restrictions following its consultation with residents, this was considered an unacceptable response.

RESOLVED

OM to contact County Councillor to expedite the matter.

Parking in Complins Close

- 9.9 It had come to the attention of residents that a member of the boating community was frequently parking in resident allocated parking.

RESOLVED

Member of the WMC to raise the issue with the individual concerned.

Feedback

- 9.10 None to report.

AGM Sub Committee

- 9.11 Draft minutes of the last AGM had been posted on the website – closed.

10 AOB

- 10.1 OM Property Management was thanked for taking action on removing a tree which had seeded and grown rapidly during the year.

11 Date of next meeting

- 11.1 Monday, 5 September, Anchor, 7.30 pm