

WATERWAYS MANAGEMENT COMPANY

Q&A session before MANAGEMENT COMMITTEE MEETING NO 70

7.00 pm, Tuesday 3 October 2017

Present: Adrian Olsen (Chair), Sally Duncan, Ann Hall, Adrian Mourby, Nicholas Orme, Louise Robertson, Brian Shine, Mary Tovey, Liz Wheeler, Cath Whitehead

In attendance: Rebecca Burt and Esther Kolawole, FirstPort Property Services, John Briggs, Jim Moore, Mr & Mrs David Bowen, Mr & Mrs Davis, Carol Summers.

Minute taker: Imogen Olsen

1 Questions were invited

1.1 John Briggs asked about the company Baker's Dozen. FirstPort explained that the residents of 1-25 Stone Meadow had set this company up some time ago to manage their freehold and that all residents of the block were directors. FirstPort agreed to contact someone who could give him up-to-date information. FirstPort also agreed to investigate the situation regarding a change of keys to this block.

1.2 Mr Davis raised the problem of parking near his apartment in Cox's Ground, where the individual parking spaces are not labelled. After some discussion it was agreed that as a first step a sign could be erected saying 'Residents Parking Only', and visitor spaces could be marked with a 'V'. Details would be finalised at the next gardening committee walkabout.

Mr Davis also complained about there being no view of the lake because of the hedges and trees growing there. It was agreed that possible reduction of the vegetation around the lake would be discussed at the next gardening walkabout but it was emphasised that thick vegetation had to be maintained around the lake for safety reasons.

1.3 Mrs Bowen raised the question of parking in Frenchay Road. It was explained that we are still waiting for revised plans for double yellow lines from the County Council, the first plans having been objected to or commented on by several residents. The Chair agreed to pursue the matter with Councillor John Howson.

Mrs Bowen also complained about tree roots coming up in her parking space. It was explained that the tree in question had been cut back recently, which should reduce future root growth. There was much discussion of tree reduction and replacement around the estate generally, a vast job which can only be tackled in stages. The issue of the Frenchay Road alders will be kept under review with a view to possible eventual replacement.

2 Questions submitted in advance

2.1 The problem of cracked paving stones had been raised, and the poor quality of replacements. It was explained that for the moment it was only possible to replace like with like but that there was a long-term plan for eventual replacement of several paved areas with more substantial paving slabs. It is also planned to resurface tarmacked parking areas over a period of time. Both of these plans would involve considerable

expense..

- 2.2 The owner of a house in Cox's Ground had asked to buy an area of land adjacent to the property. It was confirmed and agreed that WMC policy is that we do not agree to sell off communal land as a matter of principle as it is there to benefit the estate generally. FirstPort will write to the owner, explaining that legally the common areas of the estate are still owned by Berkeley Homes but that they would automatically seek agreement from WMC and our policy is not to sell communal land.
- 2.3 A resident in Lark Hill had complained about the many bins permanently left out beside the back garden fence. It was agreed that this matter would be investigated at the next gardening committee walkabout.
- 3 The meeting ended at 7.45 pm.**