



WOODFIELD PARK

Residents Association

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Note of WPRAGM 7th November 2020, 4pm Zoom Online Meeting

1. Welcome

Present: David Houston, Alan Donaldson, Dagmar Hinz, Micaela Walker, Claire Richards, Pip Haydock, Jean Maclean, Andrew Cairns, Neil & Sonia Duffy, John Struthers & Margaret Nairn

2. Introduction

David explained that trials with the Teams software had unearthed potential difficulties and so it had been decided to switch to Zoom which had a 40 min limit. Accordingly, he would take first the items which had to be included by the WPRAGM Constitution and then return to the other items. He apologised for the fixed time limit but pointed out that all reports had been circulated in advance to proprietors for the first time and they contained most of the AGM content anyway.

3. Minutes from the last meeting

Agreed as a correct record with the correction of the spelling of Sonia.

4. Chair's Report for 2019/20

David highlighted some of the main points:

- A Woodland Management Company is a feasible alternative to our self-management arrangement should we become short of volunteers in the future. One of these is operating successfully in the local area. Fortunately, with the new volunteers on the WPRAGM Committee, Woodfield Park proprietors will not need to face this more costly alternative in the short term.
- David covers liaison with the Council. It completed the non-slip surface on the sloping pavement at the start of the lane outside No 92 and carried out some additional road patching in the stretch between Nos 81-91. However, there are still puddles.
- The Council will investigate our culvert pipe near West Mill Rd which burst (the culvert under West Mill Rd belongs to the Council) and our local councillor is helping with this.
- We are very grateful to Derek Grant who has served as Woodsman for over 30 years and now continues to serve the Committee in an advisory role. We are also very grateful to Pip Haydock and Jill Simpson who left the Committee in the past year. Pip and Jill supported WPRAGM as Treasurer and Secretary and organised the woodland events at Christmas and Easter which were well attended and enjoyed by lots of our residents.

The Chair's Report was agreed.

5. Treasurer presentation of accounts to 31 March 2020

Pip highlighted some of the main points:

- This year we had a surplus of around £200 (last year there was a deficit of around £500). However, we have built up a healthy balance over previous years.
- Exceptional issues can arise such as tree work, wall maintenance or culvert work. We are currently in a good financial position to cover this if necessary – the Constitution allows the Chair to ask proprietors for additional funds and this has been used once in the past.

Present balance and fees for 2021/22

Dagmar highlighted some of the main points:

- Our balance is £9,825.77 including money in transit.

- So far 68 out of 79 households have paid the fees for 20/21. Dagmar will send out a reminder to the remaining proprietors soon.
- We have a healthy bank balance which should provide a cushion for the coming year given that we are expecting more tree work and need to cover for exceptional issues that may arise such as the culvert.
- Dagmar recommended leaving the maintenance fees at the same rate for 2021/22.

The 2019/20 accounts and the recommendation to keep fees at £30 for 2021/22 were approved.

6. Elections of committee and auditor

David thanked Neil for auditing the accounts and being our webmaster. Neil agreed to carry on these roles.

New Committee approved:

- David Houston (Chair)
- Dagmar Hinz (Treasurer)
- Alan Donaldson (Woodsman)
- Claire Richards (Secretary)
- Micaela Walker (Facebook administrator)
- Derek Grant (Advisor)

7. Woodsman's Report for 2019/20

Alan took over this role in February from Derek and thanked Derek for all his previous work and a really helpful handover. He highlighted some of the main points:

- Compiled a programme of tree work for this year based on the tree survey and previous actions identified. This was agreed by the Committee and put to tender. Currently waiting for a date from the contractor – hoping to get this done in November.
- Using a dashboard system to assess the condition of the woodland including trees, wall and drainage. This will help prioritise work and identify future costs. Non-urgent work will be staggered so that we have funds to cover it. Also recording any issues from residents for future action.
- Drainage system – David dealing with Council re current culvert problem near West Mill Rd. Cleared blockage behind Nos 1-15 - necessary as there are gullies and natural spring water coming in to that section.
- Watercourse drains our land and a long stretch of Woodhall Rd and other roads coming on to it. In heavy rain debris gets flushed down to the culvert near to the Lodge and can cause blockages which have led in the past to floods in the garages of the Lodge and No 93 WP. So, we regularly watch water levels near the culvert and get contractors to clear out debris when necessary.

The Woodsman's report was agreed.

8. Woodland Events

David thanked Pip and Jill who organised these hugely successful events in the past. This year the Easter event was organised differently due to the Covid-19 guidelines. Pip and Jill are no longer able to organise these events. The Committee needs to ask residents if anyone would be interested in taking over as these events are very much enjoyed by the community. As Pip used all her own Christmas decorations in the past, another solution would need to be found for this.

Action: Please can any residents interested in organising events from 2021 on contact the Committee.

Note: Since the AGM, Pip has offered to organise a Christmas 2020 event - see Footnote 1 below.

9. Proprietors' Issues

Two issues were raised by residents in advance of the meeting, as requested.

- The Council no longer seems to kill weeds or sweep leaves off the roadside anymore due to it being a low priority. Therefore, could residents do their part to keep the street looking tidy by weeding outside their houses. Alan also agreed to add it to the 'to do' lists for the annual clear up or contractors given that some areas of road are not covered by houses.
- There is concern for safety for both car users and pedestrians at the entrance to Woodfield Park with the line of cars parked there. Highway Code Rule 243 states that vehicles should not park opposite or within 10m of a junction and this often happens, especially with the junctions adjacent to No 2 WP and No 67 WP. Please, can residents and visitors be considerate with their parking.

The Zoom connection cut out at this point and the AGM came to an end.

At an informal follow-on Zoom session, the proprietors' issues were further discussed – see Footnote 2 below.

Footnotes

1. Pip has kindly offered to organise an illuminated Art Event in the Woodfield Park Woods over Christmas 2020 aimed at the children of the WP community and WPRA is fully behind this. Dates: 18-30 December, 5-7pm. Theme: "Wish Upon a Star".
As with the Easter Art Event this will be designed to keep within Covid-19 restrictions while providing a positive community event for children at Christmas.
Please see attached flyer with event details for "Wish Upon a Star"
2. The car parking issues near the entrance to Woodfield Park and at the lower junction adjacent to No 67 WP are a natural consequence of inadequate future planning when the Woodfield Park development was designed in the early 1980s. No on-street parking was included – only turning areas. Many of the original drives allowed space for one car only and the single garages were small and so not often used for cars. In the next CALA development in Fairmilehead in the late 1980s, on-street parking spaces were built into the design.

WPRA's main role is to meet all proprietors' obligations to look after the common land. While the Association also has a remit to protect and enhance the amenity of Woodfield Park, that duty is limited by its powers. Because WPRA represents all proprietors, it is specifically forbidden by its Constitution to enter into any issue about which proprietors may have different views other than to provide information. [The Constitution is available on www.woodfieldpark.org.uk]

After the AGM, the WPRA Chair wrote to the proprietor who raised the concern about car parking to explain why the issue was beyond the powers of the Association.