

MINUTES OF THE RIVERSIDE AVENUE RESIDENTS ASSOCIATION COMMITTEE MEETING

Wednesday 27 April 2016

Present: Dave Hughes, Phil Summerlin, Darren Payne, Doug Ball, Kay Mingay
Elka Bhatt, Alison Carey, Pete Dore, Linda Payne

Apologies: No apologies

Update on previous minutes:

Financials:

Linda presented a list of outstanding debtors:

£30 difference due to BelAir – skip hire. It was agreed that this should be contra due to skip.

Balance on Cashflow sheet £10,065.81

Balance at Bank: £10,065.81

Contra payment due to having to pay BelAir for skip when we cleared the alley.

Figures correct as at 26 April 2016.

It was noted that the outstanding amount is shown as £7,980 however not all of this will be collected due to some residents moving out of the properties. Alison & Linda to do a reconciliation.

Linda/Alison to pull statements together.

It was agreed to draw up a letter to the bank to amend the statement address to the Treasurers address. Both Linda Payne and Dave Hughes to remain as signatories.

With regards to outstanding subscriptions, it was agreed that we cannot take non-payers to court for non-payment of subscriptions. Instead, once the work has been completed, we can issue them with an invoice for their proportion of the costs and if they refuse to pay the invoice within the payment terms, we can take them to court and apply additional costs such as interest and small claims costs if required. Linda will obtain a copy of their covenant before proceeding to court.

Action: Alison/Linda

Resignations and appointments:

Doug Ball has tendered his resignation from the committee due to ill health. The committee thanked Doug for all of his input over the years

Pete Dore (Pen-y-dre) and Mark Carey (Hanell House) to be appointed on the committee at the next AGM

Action: Pete and Mark (to be voted onto the committee at the forthcoming AGM)

AGM:

It was agreed not to set an AGM date until statements/letters and quotes obtained for road.

Agenda – the main agenda item should be – Road repairs

Road Repairs:

Darren read a letter recently sent to Epping Forest. Darren to send copy to Alison to put on headed paper and forward to Essex County Council

Essex County Council, Transport/Roads, County Hall, Market Road, Chelmsford, CM1 1QH

Discussion took place on as to how we deal with traffic when road repairs take place. It was agreed that once approval had been given through an AGM, the repairs would be carried out in two hits (subject to funds) to minimise disruption. It was agreed to speak with residents and inform Keyzers Estate owners that some Riverside avenue residents will need to park in the road whilst the repairs where taking place.

There were a number of questions posed to the contractors. What temporary road covering would we need? What drying time would be required?

Action: Alison (following on from AGM)

A.O.B**Planning Applications on Website:**

Some discussion took place regarding posts being uploaded to the RARA website regarding planning applications. It was felt that it was inappropriate for information regarding planning applications for the redevelopment of The Chimes be included in the RARA website. The redevelopment of The Chimes was not regarded as matters relating to Riverside Avenue. Phil, Deputy Chairman, commented that people often ask him for information regarding The Chimes development, and it was felt that the RARA website was a useful tool to keep people informed. It was agreed that no individual planning application information would be put on the website due to privacy for the individuals.

It was also agreed that if any member of the committee wish to attend any external planning meetings it would be done so from a personal perspective and not on behalf of the RARA committee unless agreed beforehand at a committee meeting.

Water drainage:

Kay wanted to bring to the attention the water collecting at the bottom of the road (Magnolia House/Frogscoak). At present, there is a drainage pipe that sits 50/50 on Frogscoak and Chimes to help drain water away. Kay has ensured this drainage pipe has been logged with the EPDC Planning Inspector. However, her concern is that in the future this may cause an issue for Riverside Avenue.

Kay reported that the building inspector had commented that if the water table continues to rise, Riverside Avenue might need to consider investing in an independent drainage pipe. There was some discussion as to whether this would be RARA responsibility or the responsibility of Thames Water. One to monitor and make some provision for.

Street Party:

Some discussion took place with regards to holding a street party on 12 June. After some discussion, it was felt that this would not be a RARA event but some of the committee members would be willing to help with the event if it went ahead.

Mugging at Broxbourne Bridge:

Phil and Alison wanted to bring to committee's attention that there had recently been 4 muggings over the past month, at the stairway by the railway station. It was agreed that Phil could report on this in the newsletter/website

Date of next meeting: TBC

Minutes approved by:

Signature:

Date: