

# Minutes of the Annual General Meeting of the PURLEY BEECHES RESIDENTS' ASSOCIATION

Wednesday 2 November 2022 at Purley Memorial Hall, Glebe Road, Purley on Thames

The Chairman, Barry Kochanek opened the meeting at 8.00pm.

1. **Apologies.** Received from: Martin & Jan Hewitt, Alison & Peter Lupton, Jackie Thompson
2. **Minutes of previous meeting.** Agreed as read.
3. **Matters arising.** There were no matters arising.
4. **Chairman's report.**

The Chairman began by thanking residents for attending the AGM, especially on such a wet and uninviting evening. He particularly welcomed those who are newcomers to Purley Beeches. He firstly wanted to discuss the letter that he had sent out on 28 October 2022 to all residents prior to the AGM dealing with two matters which are in the forefront of the committee's minds and need immediate consideration:

- (i) The Plan annexed to the letter shows the area of trees which are held by the trustees for the benefit of all residents in Purley Beeches. The numbers of each household are listed in a trust deed. To maintain these areas, which include around 350 trees retained by an old wall along the Oxford Road, we need to collect subscriptions, currently £17.00 per household.

The money raised in general is adequate to cover normal maintenance costs and also cover the insurance premium. However, a recent report from our tree surgeon has indicated that a large amount of work will be required to deal with those Ash trees subject to the nationwide disease known as Ash Dieback. There are forty Ash trees in the wooded areas we are responsible for. Not all will require attention, and not all at the same time. This means that considerable sums will be required to remedy the situation, which if unattended, could cause serious damage and/or injury. We will, therefore, have to consider an increase in subscriptions or a one off payment from residents to cover the eventuality.

Discussions are now in hand with the tree officer of West Berkshire Council. The Chairman realises that those residents not in proximity to the trees may feel less connected and less enthusiastic about any increase, but the wooded areas create an ambience for the estate and surrounding area generally and is part of old Purley and known as the Green Corridor.

- (ii) The Committee – There are seven committee members, three of whom are trustees of the land and are registered at the Land Registry. Some have been on the committee for thirty or forty years and some new members are now urgently needed to take on some of the responsibilities.

The Chairman expressed his thanks to all members of the committee: Treasurer, Tony Stener who also set up the Hall for the AGM; Margaret Rolfe, membership secretary, including organising the collection of subscriptions ; (Both Margaret and Tony have set up the Metro account); Jill Brown, secretary and for organising drinks and nibbles for AGM; Eric Mason, Margaret Richardson and Anne Ritchie who help with collection of subscriptions and have input during committee meetings.

**5. Treasurer’s report.**

The final balance as at 31 October 2022 amounted to £13,605.49, an increase of £900.00 from last year. 79 residents had paid their subscriptions this year by bank transfer. Out of 164 properties, 24 had not paid a subscription. There are more rental properties and more properties are changing hands. A Welcome Pack is available for new residents. Full accounts were available at the meeting if any members wanted to scrutinise them.

**6. Payment of subscriptions by Bank Transfer.**

This was included in the Treasurer’s Report (Item 5). The Nationwide had closed their treasury accounts which necessitated finding a bank which would hold our funds without incurring bank charges and would also allow us to receive subscriptions by bank transfer – Metro Bank are the only bank offering this service.

**7. Clear Up days.**

The Chairman thanked those who have come to assist on clear up days which involves clearing out invasive ivy, lopping overhanging shrubs and clearing litter. He also thanked Jill for setting up the coffee and biscuits

**8. Election of committee and officers.**

All existing committee members agreed to stand again. This was proposed by Mike Williams and seconded by Graham Rolfe and, unanimously agreed, therefore all were re-elected.

The Chairman was pleased to say that Jo Coombes had offered to join the committee and proposed her appointment; this was seconded by Marjorie Butler and unanimously agreed.

**9. A.O.B.**

**Question from the floor:**

**Response from Chairman**

- (i) Approach Parish Council for a grant? *This will be investigated*
- (ii) Could tree work go out to tender? *This will be considered*
- (iii) What happens if PBRA money runs out? *Liability would be with association members via the trustees as they act on behalf of the members. If we have no members then trustees have to act as they see fit i.e. sell or give the land away, but residents would then lose control.*
- (iv) What happens if there are no trustees? *Consider selling a piece or all of the land.*

The meeting closed at 8.30pm.

**Committee Members:**

Barry Kochanek (Chairman)	943 3819
Tony Stener (Treasurer)	941 7143
Margaret Rolfe (Memberships)	941 7247
Anne Ritchie	941 2465
Jill Brown (Secretary)	941 2326

**Trustees:**

Barry Kochanek	
Eric Mason	941 3072
Margaret Richardson	942 3274