

Kittoch Muir Owners Association
SGM/AGM

27 October 2022

Holiday Inn, East Kilbride

SGM

16 (headcount) at count of hands at 6.40pm, therefore the required quorum of 30 per existing constitution was not present. However, as 8.1 of Constitution presently states, those present became the quorum to allow the meeting to progress. There were no objections to starting the meeting at 6.45pm.

Committee members present

Maurice Shields (Chair), Diane Ashwood, Paul Thomson, Susan Wilkie

AGM Agenda

Item	Action
<p><i>Opening remarks</i> Maurice paid tribute to Jim Dunlop (Committee Treasurer) and other community members who have passed away since the last AGM and acknowledged that it has been 2.5 years since the last AGM due to the Covid-19 pandemic.</p>	
<p><i>Introduction to Hacking & Paterson representatives (Calvin Watson, Cameron Dodds)</i> A recent H&P restructuring means that Calvin and Cameron deal with ground maintenance only. They acknowledged that H&P have often not been prioritising KOA residents due to flat emergencies. Both property managers (Scott Nicol and Cameron Dodds) can be contacted day to day. Residents should not hesitate to get in touch should they need to. There are 104 home owners in Kittoch Muir and Calvin confirmed that the common charges are always shared equally by all residents – a 104th share of all common charges is paid. Ground maintenance contractor is Alan Hay, site visits show he is performing well. Site walk with Alan due in the coming weeks. Majority of clients have a zero balance, however one client in debt recovery at present. H&P carry out two site visits per year as a minimum, account handling and correspondence with residents and KOA. POL in place up to £5m. Other costs are static, ground maintenance is £10.61 per household. Two playpark inspections quarterly £0.72 per quarter. Management fee is also £16 per quarter. Ongoing issues:</p> <ul style="list-style-type: none">- moss on certain monoblock areas- dogs barking- dog fouling	

One resident asked about weedkiller as she believes the existing product is not fit for purpose. Current grass borders/grass and bed edges are also being destroyed by the weedkilling process. It's not currently in Alan Hay's remit at present. Request made to have visibility of remit? In the summer months Alan has also been cutting down shrubbery when it is coming into bloom. He had been asked not to do this by a resident but stated he is directed by H&P when to cut down. Not coming back into flower because of this. Some trees also being shaped into bushes, not trees and the gardeners should have instruction in this regard. H&P believe the existing site specification is for cutting between October and end of March.

H&P to share a full gardening specification drafted by Alan Hay, including cutting and weedkilling, and share with KOA and owners.

Resident in question has been asked to share her email address with images to H&P who will arrange a site walk. Path at the side – 4ft high thistles – had to cut down himself. (20 DA). Devon Bank cut down, all bags still there and not been removed. Still not been picked up.

Alan will be contacted by KOA to remove bags.

Estate looks well compared to other estates of similar. Agreement estate looks lovely and Alan always happy to do things, trusted. Takes pride in the estate. H&P confirmed that Kittoch Muir is one of the top 3-4 sites out of the 120 they manage. We will get weeding/edging done.

H&P will sort weeding issue.

Front of estate – used to be heather – proposal to get that redone.

Maurice confirmed that Alan has given a list of project work we plan to do over next season and the front of the estate is one of them. Quite extensive, probably ripping out and replanting and redesign. Would take 2-3 weeks about £8,000 to do the whole front entrance.

Alan's remit is cyclical, good list of projects so we can set aside money to do replanting, moss removal, etc. The moss removal is the responsibility of South Lanarkshire Council but it's not likely they will pay. There was a request that we consider certain pockets of money being available on a regular basis to do some of these projects.

Maurice confirmed that that is what is done at present and the funds are used exactly for this purpose. A lot of work was done, lots of work could be done and we now have a good bank balance. Two further projects involve the two entrances to the playparks to match the centre green (£6.5k each). Lots of money to come out at one time. Thought one next year (2023) and one the following year (2024). Unfortunately, the pricing was done about 18 months ago and the prices have gone up. We will be able to do one and that will help and do the bushes too and this will resolve this issue too (shrubs and weeds).

No year on year on spending. Every 3 months we get levy money and it balances itself out. Probably when Alan can do the work, main season is April-September and no chance to do big jobs out with the season. Not averse to doing anything. Discussion on location of playparks. Currently old-fashioned gravel and wooden edging. Considering same as centre of the green. Request for input from 20 DA – on a hill – gravel gets pushed into gutter. Some kind of

KOA Committee will put Alan in touch with:

No 20 DA to discuss gravel issues, No 16

<p>stepping – put Alan in touch to discuss this. (16 DA) garage floods a lot of the time too – drains could be blocked.</p> <p>Could look at drain outside 9 MP too – debris from shrubbed area – chips removed as they were sliding down the drain (could become or be blocked).</p> <p>Block paving on the road at entrance to MP - is that the Council? Yes. Monoblock repair previously done. Moved in in 2019 and still there. Don't know how much can be done with the Council. Same thing outside our Council and they came out very quickly and fixed it.</p> <p>H&P used to have a great relationship with council – now they are saying H&P are not a council tax payer in the area and residents should collectively email if there are issues and the more residents who raise concerns the higher the priority of attention to issues.</p> <p>Council can help with black up lighting and this can be done via the South Lanarkshire Council website.</p> <p>Lampposts do need a coat of paint again the Council.</p>	<p>DA to look at drainage and No 9MP to look at debris from shrubbed area that could be blocking the drain.</p>
<p>Minutes of previous AGM (2019) These have been on the www.kittochmuir.co.uk website for some time and were taken as read.</p>	
<p>Matters arising from previous AGM (2019)</p> <p>Grit bin. Reinstalled at top end of estate. Great job, agreed and approved by South Lanarkshire Council.</p> <p>Dog fouling. Numerous letters have gone out, poo-dispenser now added into the Estate. Remains a problem, particular issue with children dog-walking and not picking up.</p> <p>Waste bins in playpark. Not responsibility of South Lanarkshire Council. Alan Hay did not want to empty the bins as full of poo bags and a health and safety hazard for him and his team. One bin has now been removed and the other is about to be removed.</p> <p>Wall between 4 and 6 DA. Resident disappointed that H&P were going to get quotes but this did not transpire and the wall was fixed at the owner's own expense.</p>	<p>Maurice apologised that this wasn't addressed and confirmed he will look at information and correspondence from 2019 minutes and get back to the</p>

<p>No parking signage at 39 DA. Previous AGM – emergency vehicle turning point signage was provided. Now no parking sign. Rest of emergency turning areas around the Estate. Site plan would be helpful and we will arrange to have more signage added.</p>	<p>resident. KOA Committee to take forward</p>
<p>Ratification of amended constitution Maurice ran through the suggested changes for residents in attendance. All amendments agreed by the Committee. In principle lots of common sense relevant and appropriate. Be good to push and get 6 from all areas. How do we do that, might be 6/7 who want to be on the Committee we shouldn't differentiate. Worst case scenario AGM plus a newsletter, no reason not to have ad hoc committee meeting. Already have provision under 6.3. Look at FB page and lack of engagement that suggest. Can have a closed FB page (20 DA offered to help). Flyer round doors – upgrade website and FB – get H&P to do this. Will discuss at next Committee meeting. Show of hands – passed 😊</p>	<p>Flyer round residents from H&P re website and FB page</p>
<p>Statement of accounts Maurice confirmed he has requested a debit card. Paid for poo dispenser and bags and stationery for AGM. Mainly cheques issued. Always tallies with bank statements that now come in every 3 months. Current balance is £21,254.</p>	
<p>Adoption of present balance of accounts Adopted</p>	
<p>Election of office bearers 4 Committee members are happy to continue at present.</p>	
<p>AOCB</p> <p>Committee membership. Maurice invited all residents present to join or re-join the KOA Committee and two additional members volunteered:</p> <p>Claire Dinning, 16 DA Linda Thomson, 9 MP</p> <p>Adherence to existing missives Resident asked if door owners who have changed colour of exterior furnishings (doors, windows etc) had permission. This is not the remit of the KOA Committee. H&P also don't have any responsibility for this. H&P advised that if a resident is going to breach their title deeds, they should letter out the 104 owners and let them know (i.e., if you are turning your door colour). Some owners have done this and if there are issues with this we can't give or deny permission. Would need to seek legal advice if required.</p> <p>A resident who has just upgraded her home advised that she had tried to get brown doors and couldn't get them. She has retained the brown windows but going forward didn't want wooden maintenance. Look like everyone else's.</p>	

If people are maintaining their doors, or changing driveways.
Maurice – on windows – when he did the dormer a number of years ago the only place to get them is Norway. Can totally understand this might not be possible.

It is very difficult to police individual resident home upgrades if missives are not followed specifically and there was discussion that what is important is the maintenance and upkeep of houses and that common sense should prevail rather than people letting their homes deteriorate. By and large most houses have retained their original colouring. Minor tweaks and changes to the odd door is not taking away from the general look of the estate. On a positive note, one resident confirmed that the Planning Department have advised that residents can't have outside white PVC windows. It was recommended that anyone having brown UPV could have them made with white interiors that brightened the inside of homes.

Dog barking – 5 or 6 different calls re dog fouling/poo bags. New issue is dogs barking – early hours and into the night. H&P isn't really involved in this. Can letter the owners about the fouling but barking dogs falls down anti-social behaviour route. Council route can send out anti-social behaviour teams if necessary.

Additional poo bag dispenser added into the estate, bags just replaced tonight, so well over 200 bags have been used. People are just not picking them up. Real problem. Lots of children walking dogs not picking up poo. So many dogs in the estate. Dogs shouldn't be off the lead. Dog owners at fault in that respect.

Vote of thanks to the chair

Meeting concluded at 9pm