

2024 AGM Minutes

Saturday, September 22, 2024 16:30

- Helen opened the meeting as Chair

Apologies

- Paul Collett (illness)

Minutes of previous AGM

- Proposed by Simon Bewley, seconded by Debbie Hage

Chairs Report

- Is located on the website. Can get a paper copy on request
- Zoe Bilton has stepped down from the Board
- Debbie Hage has joined as a director
- Simon Bewley – looks after the trees
- Paul Collett – responsible for flora and fauna
- Helen Monkhouse – Chair
- Debbie Hage – currently without portfolio, but acts as a critical friend
- Matt Rees – Company secretary and manages the finances and point of contact for auditors
- Margaret Whitehead – Looks after gardening schedule and the foul pumping station
- Woodland around the estate is subject to a preservation order
- Jane Morgan – happy to support the board (but not as a director)
- Foul pump is inspected on a regular basis
- Paul has put together an extensive wildlife report
 - Foxes are doing well
 - Badger numbers are lower than previous years
 - Over a 1,000 species recorded in the local area including a couple of national rarities
 - SANGS opposite Keaver Drive is beginning to recover
- Japanese Knotweed – we have contractors in place who look after the site. Most recent inspection was done in July 24. They have not found any evidence of Japanese knotweed. The original work was covered by a 10 year guarantee.
- Woodland – a bough broke and damaged a neighbours fence. As it was our tree, the repair costs had to be paid by ourselves (approx. £3k).
- We went out for tender for the tree management plan work. Our previous contractor was uncompetitive and therefore we have appointed a new tree management company. They are a local company (based in Sandhurst).
- Woodland inspections going forward will be inspected from within the perimeter of our estate. If we identify any high-risk issues we will then speak to individual land owners whose properties back onto it.
- May 2025 is the next inspection

- Did a fence boundary survey beginning of last year. Identified 19 posts that were either rotten or broken which would need concrete spurs to be fitted. We took the decision last year not to replace them all at once due to costs. We will therefore replace them on a case-by-case basis.

Finances

- Matt ran through a quick summary of the finances
- Reserves currently looking healthy
- Only major expenses relate to fence or woodland repair and the foul pump

Wildlife Management

- General nature reserve is doing OK
- Lost a few more trees
- Some insects and pollinators are struggling
- SANGS recovering from pipeline work, but will take a few more years to recover
- Wildlife pond on HA area has silted up again and will need some work done on it. Volunteers welcome to help clean this up.
- Wildlife pond behind 36 continues to attract wildlife
- Tree planting and bee-hive building continues.
- 2 trial growing areas to be established in the woods in 2025
- Large tortoiseshell butterfly made a visit to SANGS which was thought to be extinct
- Badgers managed to raise 2 cubs this year. Estimated currently we have 6 – 8 animals
- 1,091 species in and around our nature reserve

Parking

- The directors stated that parking is not the responsibility of the board
- The road is owned by Surrey
- Any complaints or queries need to be resolved between residents

Directors Retiring and Reappointment

- Simon – resigned and reappointed
- Debbie – resigned and reappointed
- Margaret – resigned and reappointed

Keith Laitt proposed and Vivienne seconded the appointments

Q and A

- Keith had a question around the foul pump about what causes the issues. We said historically it was when we had babies on the estate and disposable wipes got flushed which caused an issue. Only general wear and tear now.
- Can the moss be cleared down the path (the bottom end of the estate). We have some moss killer. Can this be dealt with?

- Car park is a major issue due to leaf fall by the bottom flats. Margaret to speak to the gardeners to sort the leaves out.
- Action for the board to go away and work with the gardeners to see how much it would take to clear it up
- Also gardening in general seems to be an issue which the board will take away and review
- Propose an annual review of areas to be done
- Issue with the stumps around the green area. What is happening it is pushing the cars onto the main drive. Can the stumps be removed? Agreed that the residents can take out the stumps themselves as they were originally put in by a resident (on Council property)
- Can we look at the fence by the foul-pump as that has collapsed. Believe that is in our budget to be looked at this year?
- Grit boxes – who owns them? They are our responsibility. We have three bags of grit.
- A question about the replacement sunken lights. Has this been done? Yes, this has been completed? We just replaced existing ones, rather than adding additional ones.