

Hall Forest Residents Association

Minutes of meeting held at Kintore Public Hall on Monday 10th October 2005

As this was the first meeting of the association, there were no minutes formally recorded. What follows is a best effort recollection.

Attendees

Around 30 members of the residents association

Apologies: Some member sent emails to apologise for being unable to attend. Some residents informed neighbours who were attending that they couldn't attend, but would like to be actively involved in the future.

Item	Description	Action
1.	Introduction John Stewart welcomed everyone to this first meeting. JS gave a brief history of how the residents association was formed, and a history on the communications with Greenbelt Group to date.	
2.	Other Groups JS gave an overview of the similar problems being experienced by other residents groups in Aberdeenshire with Greenbelt Group. Carol Kidd in Kemnay has invited any residents from our developments who wish to attend a meeting with Greenbelt Group on Thursday 13 th October at 11:15am. The meeting will be held in the Fyfe Park area of Kintore, which is the first group of houses on the right when entering Kemnay from Kintore. We have been informed that there may also be members of the media present (Grampian TV and the Press and Journal newspaper).	
3.	Discussion Regarding Greenbelt There was an open discussion regarding our situation with Greenbelt Group and what can be done to help our situation. Numerous suggestions and discussion topics were raised: <ol style="list-style-type: none">1. There is some evidence to suggest that Greenbelt will employ the use of debt collection agencies to recover any unpaid bills. This may result in people being added to a credit black list, which is obviously something we wish to avoid.2. At least one resident explained that they had telephoned Greenbelt, and were informed that they can ignore the reminders and final warnings, whilst we are "in dispute", although we have not had this confirmed in writing. Erring on the safe side, it is recommended that residents start making payments to Greenbelt Group (perhaps not the full amount), informing them that this is a goodwill gesture from the residents, subject to our issues being resolved in the near future and that we may withhold payment again if our current issues persist.3. The residents association should also concentrate on the developers Persimmon Homes, Stewart Milne and Betts, as they hold the contracts with Greenbelt Group. It may be possible to pressure the developers (Betts in particular) to change their	

	<p>contract with Greenbelt, such that the remaining open areas not yet completed are not transferred to Greenbelt Group, and perhaps reversing the handover of the existing areas managed by Greenbelt Group.</p> <p>4. A show of hands was asked for to indicate the number of residents who had actually paid money to Greenbelt Group to date. Only around 20% of residents had actually made any arrangement to make payment to Greenbelt Group.</p> <p>5. JS and one other resident stated that they had taken the matter up with their solicitor, to see what legal options exist for possibly dispensing with Greenbelt's services. Both offered to report back their findings to the group.</p>	
<p>4.</p>	<p>Committee Nominations</p> <p>JS asked those present to volunteer their services to stand on the residents association committee. The minimum roles required are Chairman, Treasurer and Secretary, although there are numerous other roles that members can assist the association with. Some examples are: Vice-chairman, membership secretary, council liaison, media relations, website development, developer liaison, social events etc.</p> <p>The following members volunteered to be committee members. There were no objections and all were accepted as committee members:</p> <p>Ian Thomas, Tony Harvey, Craig Kennedy, Graham MacDonald, Andy Till, Gordon Cowe, Ava Sainsbury, Karen Will, Alex McPherson, John Stewart and Dougal Slater.</p> <p>There were also a number of residents who were unable to attend the meeting in person who also wish to assist with the running of the organisation. These members will be accepted onto the committee during later meetings should there be no objections (none are expected).</p>	
<p>5.</p>	<p>Next Meeting</p> <p>It was decided that the nominated committee members should meet again as soon as possible. The first action will be to appoint members to specific committee roles, and to agree and finalise the constitution of the residents association.</p> <p>As there are charges associated with hiring the public hall in Kintore, it was decided to hold the next meeting at the Torryburn Hotel in Kintore on Monday 17th October at 7:30pm. Although this meeting is primarily intended for the appointment of committee roles and agreeing the constitution, any member of the association is more than welcome to attend.</p> <p>Ava Sainsbury agreed to investigate the possible use of the church hall for future meetings.</p>	<p>AS</p>
<p>6.</p>	<p>Website</p> <p>There was a discussion about the benefits of having a website to publish all documentation to date, to keep all (and potential) residents informed of current issues and progress. JS stated that he had already secured the domain name of hallforest.co.uk for use by the residents association, but he had not yet activated the hosting arrangements. This will require expenditure in the region of £30 - £50 per year for professional hosting.</p>	

	<p>Graham MacDonald and Andy Till have kindly offered their services to set-up and maintain a website for the association. Both will work with JS on planning a site layout, design and features and to get a website up and running as soon as possible.</p> <p>JS, GM and AT to convene a separate meeting to take this further.</p>	<p>JS GM AT</p>
7.	<p>Donations JS stated that the costs of everything to date were in the region of £20 - £30, mostly sending recorded delivery letters to Greenbelt and other organisations. There was also the domain registration fee of £11.75, and hire of the hall (estimated £10).</p> <p>Given the estimated costs for the website, and future postage/stationary costs, it is likely that the costs of running the association will be less than £100 per year. If each household on the development donated an amount of around £1 per year, then this would be more than sufficient to cover the costs of running the association. Any funding excess can be either carried forward for future years, or put to the good of the community.</p> <p>One member suggested that there are numerous grants available to organisations like ourselves, and we should actively pursue these.</p>	<p>COM</p>
8.	<p>Encouraging Membership The current membership of the association stands at more than 100 from both email applications and written membership applications. The committee will agree on a strategy for later newsletters to encourage wider membership of the association, explaining the many benefits that increased membership will bring. There are many positive aspects of community life that the residents association can enhance. Focus should be placed on these for future newsletters to encourage membership.</p>	<p>COM</p>
9.	<p>AOB There were a number of other matters and suggestions raised at the meeting.</p> <p>Some examples are:</p> <p>Speed limits for Hall Forest Avenue – there are reports of cars, motorcycles and lorries speeding down Hall Forest Avenue (both sides). Apparently the speed limit will be 20mph once the development is complete and adopted by the council, but there are no current plans for installing speed humps/cushions.</p> <p>Neighbourhood Watch Scheme – several residents expressed an interest in setting up a scheme (or perhaps one for each street). Some members have previous experience in this area, and will assist the association in getting these up and running.</p> <p>Additional residents – it was mentioned that there are some residents living close to the Betts developments who have lived in their houses for many years. These residents could play a valuable role in the running of the association, and it was agreed that they should be approached with regards to playing an active part in the running of the association.</p> <p>It was agreed that these additional items will be discussed at future</p>	

	meetings, once the committee are up and running.	
10.	Close of Meeting JS thanked all the residents for attending and for their support to date and reminded residents of the next meeting on Monday 17 th October at 7:30pm. The meeting ended at 8:40pm.	