

# Hall Forest

RESIDENTS ASSOCIATION

## Minutes of meeting held at Torryburn Hotel on Monday 19<sup>th</sup> December 2005

**Attendees:** John Stewart, Graham McDonald, Gordon Cowe, Richard Henderson, Dougal Slater, Ron Dickie

**Apologies:** Ian Thomas, Tony Harvey, Craig Kennedy, Andy Till, Ava Sainsbury, Alex McPherson, Gary Scott

Item	Description	Action
1.	<p><b>Introduction</b>            JS welcomed everyone to the meeting and outlined the agenda for the meeting.</p> <p>The minutes of the previous meeting held on the 5<sup>th</sup> December were discussed, accepted and approved.</p>	
2.	<p><b>Previous Actions</b>            GM/JS to draft a letter to the developers enquiring about the legal ownership of the open areas. See later notes regarding developers.</p>	
3.	<p><b>Finances</b>            The invoice for the use of the public hall has been paid from RA funds.</p>	
4.	<p><b>Website</b>            Work still progressing. Various parts are ready, but may need some re-work to make sure everything works together with a single username and password for all parts of the site. We also need a mechanism in place to ensure that users wishing to access some restricted areas of the website are bona-fide residents. Suggestions for a suitable system would be very warmly received.</p> <p>It has been suggested that maps and details of local nature/forest walks be published on the website. There are a number in the area that some residents may not know about. These will be added to the website with accompanying notes as part of ongoing developments.</p>	
5.	<p><b>Developers</b>            Some discussions were held regarding the legal ownership of the open areas, and the implications for residents association adoption.</p> <p>It has been confirmed by Greenbelt Group that they do not yet have legal title to any of the open areas. Further investigations have revealed that Bett's still own these areas. By default, the ownership of these areas will be transferred to Greenbelt Group.</p> <p>It may be possible to negotiate with the developers to get the open areas transferred to "common" ownership, instead of handing them over to Greenbelt. There are various legal/cost implications which will be investigated over the coming weeks and months. JS and GM to write a letter to the developers to progress this in the New Year.</p>	<b>JS/GM</b>
6.	<p><b>Greenbelt</b>            A follow up meeting was held on site with the MD of Greenbelt on</p>	

	<p>Tuesday 13<sup>th</sup> December at 12:30pm. A detailed tour of the site was performed, and a number of remedial actions were agreed, with works to be done over the next few months. In the meantime, Greenbelt Group have stopped sending out reminders about overdue payments and have suspended any late payment charges. Once the remedial works have been completed, Greenbelt Group shall start requesting payments again. We would encourage all residents who have received bills (not every home is part of the Greenbelt factoring scheme) to at least make a token payment (£60 suggested) with a note stating that it is a goodwill gesture on the provision of the agreed remedial works being completed.</p>	
<p><b>7.</b></p>	<p><b>Donations</b>  Several more donations have been made since the last meeting and have been paid into the bank. The committee greatly appreciate all the donations/subscriptions received to date, and will help us cover postage charges, fees for the public hall and set-up the website. Please keep them coming in.</p> <p>Residents can send donations/subscriptions (£1/year) by cheque or cash to either the secretary (John Stewart, 10 McFadden Park) or the Treasurer (Tony Harvey, 1 Hallforest Avenue).</p> <p>Once we have on-line banking set-up, we will be able to accept donations/subscriptions by bank transfer or “Paypal”.</p>	
<p><b>8.</b></p>	<p><b>Registering as a Charity</b>  GM gave an overview of the benefits of registering as a charity with regards to grants and awards, legal liability etc. This will be progressed next year.</p>	
<p><b>9.</b></p>	<p><b>Local Issues</b>  Several local issues were discussed:</p> <p>Speeding. It has been noticed that there are a significant number of vehicles which speed along Hallforest Avenue. The majority of these appear to be workers/deliveries to the various developers building sites. We shall monitor the situation once the developments near completion, and liaise with the local council/developers regarding signposting, road painting etc.</p> <p>Building Site: There have been an increasing number of local children playing on this site recently, particularly around the large puddle (commonly known as “the swimming pool”). This puddle is full of debris and presents a real hazard to smaller children. The residents association shall contact all the site developers informing them of this hazard asking them to erect fencing and warning signs around the area to prevent possible accidents.</p> <p>Road Gritting: As the roads have not yet been adopted by the council, the responsibility for gritting the roads, and refilling the grit boxes would still lie with the developers. RD to contact them regarding this.</p> <p>Dog Fouling: Greenbelt Group provided a standard letter which they can send out to residents in areas affected by dog fouling. It was felt that distributing such a letter to people walking their dogs in the area could become confrontational and is something we wish to avoid. We do not wish to stop people walking their dogs in the area, but simply to ensure</p>	<p>GM</p> <p>RD</p>

	that they clean up any mess created. Notices will be prepared for posting in a few areas to make dog owners aware of their responsibilities and the legal implications of not cleaning up after them. We may need local council/developer approval to erect these notices.	
<b>10.</b>	<p><b>Social Events &amp; Fund Raising</b></p> <p>Our first event will be an informal gathering at the Torryburn Hotel on the evening of Friday 30<sup>th</sup> December for drinks. It is hoped that as many residents across all developments will attend, even if just for one or two drinks. It will be an excellent opportunity to meet neighbours, discuss New Year plans/parties, discuss issues with committee members etc.</p> <p>It has been noted that some of the social events planned for next year are aimed at families which could make some residents feel excluded. This is not our intention, as we aim to have events to appeal to all residents. If anyone has any suggestions for social events they would to see us organise, then we would love to hear from you!</p>	
<b>11.</b>	<p><b>Historical Kintore</b></p> <p>Further research will be done over the coming months to gather interesting historical information about Kintore and the surrounding area.</p> <p>If anyone has any good historical stories, information or sources about Kintore, then Gary and the committee would be delighted to hear from you.</p>	
<b>12.</b>	<p><b>Newsletter</b></p> <p>The next newsletter will be printed and distributed to all residents in the area in the week prior to Christmas.</p>	
<b>13.</b>	<p><b>Next Meeting</b></p> <p>The next “meeting” has been scheduled for Friday 30<sup>th</sup> December at 7:30pm at the Torryburn Hotel in Kintore. We would hope that all committee members will be able to attend as well as many residents for a Pre-Christmas drink.</p>	
<b>14.</b>	<p><b>Close of Meeting</b></p> <p>GM &amp; JS thanked everyone for attending the meeting, which ended at 9pm.</p>	