

Hall Forest

RESIDENTS ASSOCIATION

Minutes of meeting held at Torryburn Hotel on Monday 30th January 2006

Attendees: John Stewart, Graham McDonald, Gordon Cowe, Dougal Slater, Gary Scott, Karen Duguid, Grant Massie, Laura Thompson, Liz Twyman (KSF), Charlie Wilson (p/t)

Apologies: Ian Thomas, Tony Harvey, Craig Kennedy, Andy Till, Ava Sainsbury, Alex McPherson, Richard Henderson, Ron Dickie

Item	Description	Action
1.	<p>Introduction GM welcomed everyone to the meeting and outlined the agenda for the meeting.</p> <p>The minutes of the previous meeting held on the 19th December were discussed in detail, accepted and approved.</p>	
2.	<p>Previous Actions 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>Finances Recent donations & Subscriptions have been paid into the bank account. There is now enough funding to procure web-hosting.</p>	
4.	<p>Website The website is virtually complete, with only some minor revisions required. There is no content, but the content management system will allow committee members and other residents to submit content directly.</p> <p>Various options for web hosting were discussed. A cheap option of £35/year would be sufficient to permit us to get started, but it has limitation on number of concurrent users (5). This was felt to be restrictive, but would permit the website to go live. A more expensive option of around £8/month would give us everything we need. GM offered to pay for 50% of this hosting package via his own company.</p> <p>Post Meeting note: Another web hosting package has been identified which provides everything we need, without restrictions for around £44/annum, or £34/annum if paid for two years. An email poll was conducted amongst committee members and this expenditure has been approved. This will be activated in the coming few weeks.</p>	
5.	<p>Developers Some discussions were held regarding the legal ownership of the open areas, and the implications for residents association adoption.</p> <p>JS and GM to write a letter to the developers to take this further.</p> <p>GM raised the issue that some Persimmon Homes houses have had problems with heating. In particular, a poor quality Siemens zone valve is used, which is prone to failure (even admitted by the manufacturers).</p>	JS/GM

	<p>GS raised the issue that the 25 year warranty on the Megaflo boiler/hot water tank is only valid if an annual inspection/check-up is performed. He provided the contact detail of the local representative who said that a substantial group discount on this annual service would be possible if groups of residents all arranged this around the same time, due to big saving in travelling time. GS to provide full contact details later.</p> <p>Homeserve – GM raised the issue that Persimmon Homes owners received a letter from Homserve stating that any problems encountered with their homes were now being handled by Homeserve, and not Persimmon Homes. Unfortunately, when this was put to the test, neither Homserve nor Persimmon Homes knew anything about the arrangements. A letter has been written requesting clarification!</p> <p>Some residents also received details about an insurance offer to cover the water supply and sewage pipes to home owners. The small print revealed this may also be a Homeserve offer. Scottish Water has confirmed that they are responsible for the water supply pipes to homes.</p>	
6.	<p>Greenbelt Some residents received reminders about payments and notified the Residents Association. JS contacted the MD of Greenbelt who confirmed that payments should have still be on hold for the development, and it was “released” by accident. Reminders for payment can safely be ignored just now, but residents should be aware that once the remedial works have been completed, payment for almost the full amount will be required. Residents may choose to make another partial payment just now to offset this larger invoice.</p>	
7.	<p>Donations Many more donations have been made since the distribution of the Christmas Newsletter, which was very well received. 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 Hall forest 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>	
8.	<p>Registering as a Charity GM has been having information discussion with the Inland Revenue about becoming a registered charity. Liz Twyman form the Kintore Summer Festival highlighted that it is possible to claim back any VAT once registered status is obtained, with additional benefits also available.</p> <p>Our constitution has to be approved by the Inland Revenue, a process which is currently under way. There are various obligations, such as minutes of meeting to be made available in the public library for public viewing etc, but none of these conditions are onerous or concerning.</p>	
9.	<p>Local Issues Several local issues were discussed:</p>	

	<p>Speeding: This continues to be a problem in the Betts “side” of Hallforest Avenue, with some residents and visitors being guilty of excessive speed at times since the speed humps were removed.</p> <p>Building Site: The building site opposite McFadden Park was very quickly fenced off once the developers were notified of the problems and potential safety hazards. Our thanks go to Betts in particular for a fast and very effective response.</p> <p>Road Gritting: The developers have recently topped up all the grit boxes in the area, and we understand may be making payments to the local council to perform gritting of roads and footpaths.</p> <p>Dog Fouling: We received permission from Aberdeenshire council to erect a number of posters highlighting the dangers of dog fouling, the obligations for owners and the possible punishments under the Dog Fouling Act. Some areas have seen a marked improvement since the posters went up, but some areas still have serious problems. Residents are encouraged to report anyone seen exercising their dog who doesn't clean up after them to the local dog warden.</p> <p>Mini Moto/Scramblers: A number of local children and teenagers have been reported to be using these machines in and around the developments. The local police are aware of these activities and know who the likely culprits are. They have been unable to catch the offenders yet, and would welcome feedback from residents (it is possible to make reports anonymously) of when and where these offences take place. Video footage would be very helpful if possible, but advice is not to do this in an open/blatant manner.</p> <p>Library – LT raised the issue that the future for the current public library site was not yet known. This may be a suitable site for a youth/community centre.</p>	
<p>10.</p>	<p>Social Events & Fund Raising Our first social event held on the 30th January was a great success, with the lounge of the Torryburn Hotel being filled with residents!</p> <p>Charlie Wilson is a licence holder, and has very good contacts in the trade for catering and entertainment. He has kindly offered to help obtain licences for social events, and to provide catering and entertainment where required. This may be ideal for a Spring Ball or New Years party, which would be open to all residents in Kintore.</p> <p>Summer Party/BBQ – we have been made aware that in order for this to proceed, a risk assessment would need to be performed and we may need liability insurance. This is not thought to be expensive, and we shall investigate options closer to the time.</p>	
<p>11.</p>	<p>Historical Kintore LT raised a point that Val Reid has written a book about the history of Kintore and could provide valuable information for the website. She would provide her contact details to Gary, who can take things further.</p>	
<p>12.</p>	<p>Kintore Summer Festival LT gave background information on the Kintore Summer Festival and the</p>	

	<p>plans coming together for this year. Any volunteers would be very warmly welcomed at their meetings which are held on a regular basis at the Fire Station.</p> <p>GM has been working with LT on various ideas for the Summer Festival, and how members of our association can assist. We are currently looking at the possibility of bringing a Fun Fair to Kintore as part of the festival. After some discussion, it was agreed that this topic should be discussed at a separate meeting, where more time can be devoted to it. This could help raise funds for the association, and the local community through the summer festival.</p>	
13.	<p>AOB</p> <p>Karen Duguid kindly offered to become a committee member and help out with the association. This was approved by all present and we welcome Karen onto the committee.</p> <p>Grant kindly offered to assist with the development and hosting of the website, and in particular the set-up and management of the discussion forums. We fully intend to use Grant's expertise in these areas.</p> <p>Some discussion was held regarding the Associations involvement with community events, and whether it was appropriate. It was felt that some more recent residents may not be aware of where and how the Residents Association started, and that it would be worthwhile to hold a mini-AGM, to bring residents up to date regarding the history, progress and ambitions of the residents association. In particular, the RA very much wishes to work with existing organisations within and around Kintore, to help integrate the community, and to prevent any "us and them" type barriers being developed. It was also felt that the many hundreds of new residents to Kintore over the past few years could bring new skills, expertise and enthusiasm to the local community.</p> <p>LT asked about the various membership options for the Residents Association. It was explained that any resident in or near Kintore or anyone with a vested interest in the community would be very welcome to join our association as an Associate Member. All that is required is to complete a membership form, which is available on request and will be published on our website in the coming weeks.</p>	
14.	<p>Next Meeting</p> <p>The next meeting has been scheduled for Wednesday 15th February at 7:30pm at the Torryburn Hotel in Kintore.</p>	
15.	<p>Close of Meeting</p> <p>JS thanked everyone for attending the meeting, which ended at 10pm.</p>	