

GLENOGLE COURT RESIDENTS' ASSOCIATION ANNUAL GENERAL MEETING

7.00pm on Tuesday 19 November 2024

The Royal Navy and Marines' Club, 1 Broughton Road, Edinburgh EH7 4EW

ATTENDANCE

A list of attendees is at the end of this document.

Guests

Councillors - Hal Osler and Max Mitchell

Community Police - Colin and Paul (for part of the meeting)

Committee Members for 2023/24

Carol Fraser, 5/4 Ettrickdale Place (Chair)

Behnam Balali, 1/2 Liddesdale Place (Treasurer)

Anne McCarthy, 7/6 Ettrickdale Place (Treasurer) to February 2024

Rachel Hinds, 7/1 Ettrickdale Place (Treasurer) to February 2024

Sam Rennie, 5/2 Glenogle Road (Secretary) from February 2024 (from Australia, via WhatsApp)

Carol-Anne Notman, 6/3 Glenogle Road, from February 2024

Colin Dempster, 5/3 Liddesdale Place, from February 2024

Brenda Pearson, 1/5 Liddesdale Place, from February 2024

MINUTES OF THE MEETING

Welcome

The Chair welcomed residents and guests and confirmed the meeting was quorate.

Apologies and Proxy Votes

Apologies were received from the following:

- 1/3 Ettrickdale Place, Robert Williamson
- 2/4 Ettrickdale Place, Lindsay Kendrick-Smith
- 6/2 Ettrickdale Place, Caroline Crawford
- 8/5 Ettrickdale Place, Jane Norie
- 9/3 Ettrickdale Place, Sarah Mattocks
- 3/1 Glenogle Road, Emma Bettison
- 6/2 Glenogle Road, Mary Putrino
- 6/4 Glenogle Road, Robert Black
- 1/6 Liddesdale Place, Teri and Fabio Palombo
- 2/6 Liddesdale Place, Kirsty Robertson
- 7/5 Liddesdale Place, Patrick Honeybone

Seven proxy votes were received:

- 1/3 Ettrickdale Place, Robert Williamson. Proxy: Chairperson
- 2/4 Ettrickdale Place, Lindsay Kendrick-Smith. Proxy: Committee
- 7/5 Liddesdale Place, Patrick Honeybone. Proxy: Chairperson
- 8/5 Ettrickdale Place, Jane Norie. Proxy: Chairperson
- 3/1 Glenogle Road, Emma Bettison. Proxy: Carol-Anne Notman
- 6/2 Glenogle Road, Mary Putrino. Proxy: Carol-Anne Notman
- 6/4 Glenogle Road, Robert Black. Proxy: Carol-Anne Notman

MINUTES OF AGM ON 22 NOVEMBER 2023

The minutes were unanimously approved.

Chair's Report

The Chair advised that Committee members are volunteers with responsibility for the management of common areas, fees and accounts. Owners are responsible for block areas and a map of common and block areas is on the GCRA website.

There were a number of new initiatives during the year, organised by residents for residents. These include an Action Group, a Community Newsletter and a Facebook page. Six residents are involved in the Newsletter and suggestions and contributions from others are welcomed.

There were four Committee meetings during the year, all open to residents, plus one further meeting to arrange the AGM.

Thanks and appreciation was given to Anne McCarthy and Rachel Hinds for all their work and contribution over the years; both served on the Committee as Treasurers for a number of years and retired from post in February 2024.

Secretary's Report

The Secretary advised she deals with Association emails and may be able to assist with other issues like stair lighting, common repairs, removal of trees and school parking.

The few members from the Action Group held a walk-about with the gardening contractor, obtained comparative maintenance quotes, produced two newsletters, undertook initial work to gather information on damage to block owned bin stores caused by refuse collection, and arranged painting of the gate to the riverbank.

Removal of the bamboo at the picnic area was underway.

Residents expressed some concern about this and after consideration it was agreed that planting rather than grass seeding would be preferred.

This was agreed with 20 votes in favour and none against.

Treasurer's Report

Accounts to 30 September 2024

The Treasurer spoke of the accounts. He advised that the one outstanding subscription was due to the passing of an owner and will be dealt with in due course.

Software problems have caused delay in issuing invoices for 2024/2025 and action is being taken to resolve these. ETA January 2025.

The subscription for 2024/2025 is £130 as agreed at the 2023 AGM. It is possible to pay in advance of invoice and also monthly.

Subscription for 2025/2026

The proposal to increase the subscription to £150 was debated in some detail and the following key points were made:

- As the accounts for 2023/2024 show a surplus of £4167.46, an increase is not justified; there is no indication of how the amount has been arrived at; and the need for an increase in subscription should be supported by proposed planned spending.
- The surplus will be reduced by:
 - the current work on the picnic area
 - the maintenance contract increases by 5% each year
 - the estate environment has deteriorated notably since “lockdown” so there is a backlog of work required.
- Owners are responsible for the subscription and maintaining the estate to a good standard and this impacts favourably on values.

Reserves

Reserves at the year-end were £16,423.30. While this is substantial, provision is needed for possible common liabilities for example: repairing potholes in car parking areas or problems to common areas caused by trees. A healthy reserve may avoid a single larger bill for owners.

Authority to Spend

At present, the Committee has authority to spend up to £30 above normal expenditure. An improved planning and budget process could allow GCRA flexibility, of say, up to 10% of normal spend. Meantime the committee can consult via email and at the AGM.

Decisions

- The accounts were unanimously approved.
- A subscription of £150 for 2025/26 and to maintain the current level of reserves.
This was agreed with 17 votes in favour and 4 against.

Guests

Several topics were discussed with the guests, including:

Speeding

While there is concern among residents about speeding on Glenogle Road, the Police Officers advised the area is one of the safer ones in their beat with only one incident in the last year.

Parking

Parking by vehicles dropping off or collecting pupils from schools is a widespread problem, although parking on pavements has reduced since it became illegal. The use of the back door of Edinburgh Academy creates a problem on Glenogle Road, particularly at Ettrickdale Place where there have been a number of near misses.

Various suggestions were discussed including parking only at the front of the school and charges and time slots. But, as there are issues with enforcing these, continuing to raise concerns direct with the school was felt to be the most practical approach.

The Academy is one of a number of schools within the beat and is covered by Police on a rota basis. Although there are limits on Police authority, the more reports they receive from residents the better their intelligence, a point re-enforced by the Councillors. However,

care should be taken when gathering evidence especially photographs to avoid aggravating the situation.

Other Matters

- Flooding on Glenogle Road can be reported to the Councillors.
- A pedestrian crossing at Leslie Place should improve local road safety.
- Report break-ins to the Stockbridge and Inverleith Community Council which meets on the third Wednesday of every month. Information is available on their website - <https://www.stockbridgeandinverleithcc.org.uk/>
- The Council provision of public toilets in Inverleith Park was welcomed.

The guests were thanked for their attendance and willingness to assist the Association. They left the meeting at this point.

Email addresses for our guests as follows:

Hal Osler - Hal.Osler@edinburgh.gov.uk

Max Mitchell - Max.Mitchell@edinburgh.gov.uk

Community Police Team - EdinburghCPTNorthWest@scotland.police.uk

Other Items of Business

The Committee

The six current committee members are all willing to continue. This was approved by 14 votes to nil. No other residents expressed interest in volunteering.

The Estate

The gardening contractor will undertake work on the common areas over the winter. The Secretary should be advised of any areas residents don't want touched.

The garden furniture will be maintained as required.

Maps showing common areas, block boundaries and roads adopted by the Council are on the website. Further information can be found in title deeds.

The Website

Joe Peach is willing to continue to maintain this although he is no longer a Committee member. This was welcomed.

Meetings

The timing of the AGM is determined by the 30 September year end in the constitution. As attendance can be affected by weather, it was generally agreed that a move to a spring meeting could be considered.

The Chair thanked residents and owners for their attendance and participation and closed the meeting.

List of Attendees

Property	Name	Owner/Tenant/Other
2/3 Ettrickdale Place	Allan McCafferty	Owner
5/4 Ettrickdale Place	Carol Fraser	Owner
7/6 Ettrickdale Place	Anne McCarthy	Owner

8/3 Ettrickdale Place	Lynsey & Oliver Barrow	Owners
4/4 Glenogle Road	Mark Westwood	Owner
5/2 Glenogle Road	Sam Rennie	Owner
6/3 Glenogle Road	Billy Shaw	Owner
7/2 Glenogle Road	Margaret Steven	Tenant
1/2 Liddesdale Place	Behnam Balali	Owner
1/5 Liddesdale Place	Brenda & John Pearson	Owners
3/3 Liddesdale Place	Sandra Smith	Owner
4/5 Liddesdale Place	Deborah Waterson	Owner
5/3 Liddesdale Place	Colin Dempster	Owner
5/6 Liddesdale Place	Anne Lyden	Owner
7/6 Liddesdale Place	Jackie & Graham Sutherland	Owners