

Minutes of NGRA AGM

Thursday 14th March 2024

Meeting held at Kineton Sports and Social Club

Directors Present: Haydn Dunnant, Ken Priddis, Jane Mander

Chairman: Greg Molan

- Apologies Carol Muldoon, Mel and Gill Codd, Jim Barrell, Sally Andrews, James Atteck, Alan Hillsdon
- Proxy Votes Notified. Carol Muldoon
- Minutes of the AGM, 23rd March 2023. One amendment was pointed out and accepted; the Treasurer's report related to 2021/2 and not 2021/2. The minutes were accepted as a true and accurate record.
- Accounts 2022/23 The treasurer presented the accounts for 2022/23, an overview of the accounts for 2023/24 (yet to be finalised) and a forecast for 2024/25. The proposed fee level for 2024/25 was approved at £200 per annum and £50 for Kineton Cottages. The treasurer's report is attached to these minutes. The accounts for 2022/23 were approved.

Proposed: Penny Hopkinson

Seconded: Chas Hilditch

- Appointment of Auditors. The meeting was asked to approve the re-appointment of Tom Stanley at Cooke Watts as NGRA accountant. This was agreed.

Proposed: Penny Hopkins

Seconded: Michelle ??

- Chairman's Report
 - Estate Roads. The estate roads are the association's principal liability and financial reserves have been built up to reflect the need for significant expenditure from time to time. The roads will be assessed with our contractor this year to assess the need for any remedial work. There is evidence of tree damage near The Pines and some sinking of the road surface at Beech House.
 - Replacement for the chestnut tree. The planter in the roadway near the Courtyard car park remains vacant and has been driven over despite the placement of bollards there. The Directors has identified a budget of up to £1000 to purchase and plant a suitable tree and instal suitable protection.
 - Estate maintenance. We have an annual programme of work to maintain common areas owned by NGRA, including grass cutting, hedge trimming, leaf clearance and the like. The amenity field margin next to the hunt has been cleared and the laid hedge trimmed. It will now be possible to

include the field margin in the regular mowing and so keep growth there under control.

- Trees. The need to manage trees on residents' plots was highlighted last year and remains something that residents need to keep under review. Tree growth on two neighbouring plots has required extensive felling and reduction to address subsidence involving trees many of which were planted since the estate was developed.
- Speeding. In an attempt to reduce the speed of traffic on the estate, a number of temporary 10 mph signs were installed before Christmas last year. This was in large part in response to the excessive speed of many delivery vehicles. Whilst the results were less encouraging than hoped, the feeling of the meeting was that we should instal some permanent signs in an effort to lower traffic speeds.
- Fibre to the Premises. As reported earlier in the year, our hope that the estate would be prioritised for fast broadband as per the scheme we applied for has not materialised. Our community project had been absorbed into a commercial build by a different part of Openreach. We were told expect a completed rollout by the end of this year for the whole of Kineton. However, on checking at [Fibre Checker \(openreach.com\)](https://www.fibrechecker.com) it seems that the build out for Ultra Fast Full Fibre Broadband (up to 1800 mps) will not be completed until the end of 2026 and we do not know in what order this will take place.
- Defibrillator. We are looking for a suitable location on the estate to mount a defibrillator in case of sudden cardiac arrest.
- Covenants. The directors deal with a significant number of requests for the approval of alterations and tree felling each year. These are typically uncontentious, but there is some lack of awareness of just what the covenants require and how to make a submission. This will be addressed in a forthcoming newsletter.

- Appointment of Directors

The chairman thanked all his fellow directors for all their support in the previous year. Special thanks goes to Jane Mander, our treasurer for all the work she does on our behalf to keep our finances in order.

All directors agreed to serve for a further year.

The meeting was closed.

Thank you to all residents in attendance.