

Kings Moat Residents Association

Annual General Meeting

Date: 15-10-2023

Time: 19:30

Adoption of minutes of previous meeting	<ul style="list-style-type: none"> • No inaccuracies or concerns regarding the previous minutes. • Phil McCann proposed this motion and Everyone seconded.
Apologies for absence	<ul style="list-style-type: none"> • None
Elections	<ul style="list-style-type: none"> • Ravi re-elected as Treasurer of the association proposed by Phil. Seconded by Pam and Rosaline. No objections raised.
Chair's update - Phil McCann	<ul style="list-style-type: none"> • Phil gave an overview of what happened in last three months (from Aug 2023 to Oct 2023) • Issues raised multiple times by KMRA residents about contractors starting work early morning. No actions were taken. However, when Pamela Hall spoke to council regarding Redrow contractors starting work early in the morning causing noise and traffic with the site activity. Received apology letter from Redrow stating not to repeat again. No complaints from residents so far. Significant noise reduction and site traffic in the early hours. • The council also sent forms to fill the noise complaints which is very important to make a note in the written form of complaint if it becomes a recurring issue. • Phil, Razia and Matt are consistently in touch with council regarding the school update. However, no update received as to whether they want to expand local schools or build a new school. Looking forward for interim solution from the Chester West Council as they have already received the funds from the developers towards expanding local schools for the residents applying for academic year 2024 as the school development plan in the estate is already running behind the schedule. • Good relationship has been maintained through meetings with TW and Redrow.
RMG / Ground Maintenance – discussion	<ul style="list-style-type: none"> • Concerns raised by KMRA residents that they are unhappy about the estate management fees from the RMG as the fees imposed is not reasonable. • Sought clarification as to whether residents should have to pay service charges to RMG until all the amenities are fully operational. TW and

	<p>RMG said residents do and the money will go into the general fund. Phil requested residents who have previously lived on estates with management companies should send their old invoices to the resident's association for comparison if they're happy to do so.</p> <ul style="list-style-type: none"> • Since TW and Redrow residents come under same management company we have the right to hold a poll and decide whether to have alternate or different management company. • If a minimum of 5% residents agree to vote for an alternative or different management company and write to the secretary of the RMG, we have the option to change the estate management company. • It is important to collect invoice-based evidence to compare the service charges from the other estates' management companies and conclude whether to go with a different management company or stick with RMG.
<p>Maintenance issues raised around the estate raised with Taylor Wimpy and Redrow – update from Gav Moore / Paul Booth</p>	<ul style="list-style-type: none"> • Patricia and Gav Moore with Redrow and TW respectively have walked through the concerns around the estate with the site managers. • Gary – TW site manager is aware about the flooding that happens in the pathways of Devana Gardens during heavy rains. Trying to understand the cause of heavy floods. • Few other concerns such as blocked drainage, stinking pavements, resurfacing roads were addressed with Gary. • Since TW is moving towards Phase 3 development more site traffic and increased activity can be seen. • Phil conveyed Thanks to TW for planting missing plants, removing dead tree and weeds from open areas. Overall condition of the estate has improved and quality of green land is maintained. • Kids Play Area development is moving in phases and expected to begin in Winter and complete it by Autum. • Pond building plan is still work in progress as it involves complex inspections. • Concerns raised by residents in Tiberius way regarding the street light not operational and no speed signs or 'no parking' signs installed. Need to address this issue with Gary – TW site manager.

	<ul style="list-style-type: none"> • Razia has requested an explanation to Chester West Council as to why bins cannot be installed near Kings School Bus Stop and what is the survey based on.
<p>Events – discussion around the next events organised by the association</p>	<ul style="list-style-type: none"> • Pamela Hall and Nikki Bailey discussed about organising Christmas event on 03/12/2023 • Ravi suggested that we need to apply for the Christmas grants the same way as last time. Razia advised to apply for grants ASAP so that it can be approved soon.
<p>Any other Business</p>	<ul style="list-style-type: none"> • LEAP - Play Area - TW mentioned they are currently working on the building the play areas. Have received approval from council to install playground equipment. Planning to start the work in early winter and complete it by Autumn if everything goes as per plan. • Phil conveyed thanks to developers for installing Electronic Speed signs, temporary 'No parking' signs and street lamps by both TW and Redrow side homes. • Razia thanked everyone for signing the petition for safe crossing on the Wrexham Road near Jigsaw nursery since increase in more traffic due to new estate. • Any concerns related to snagging issues, please log an email complaint to customer service team applicable to TW and Redrow homes. • Based on residents' feedback separate WhatsApp and Facebook groups were created to manage discussions. Thanks to Paul Booth who is currently managing the WhatsApp and Facebook groups. • Grahame – is in contact with PSCO for neighbourhood watch with the intention to create safer community. • Any suspicious activity, crime incident or anti-social behaviours should be reported to Chester police.
<p>Actions</p>	<ul style="list-style-type: none"> • Requesting developers to install metal Traffic Speed and Parking signs. • Need to collect evidence from other estates' resident management companies to justify and understand if the estate management charges are clear enough. • TW to provide speed signs, 'no parking' signs, fix the street lamp issue in the Tiberius way.

	<ul style="list-style-type: none">• Phil is going to discuss with Doddleston Parish council to take portion of our council tax bill every year and wants to understand what they are doing about setting Council Tax levels.
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Meeting Closed at 20:44

Next Meeting on 14/01/2024 at 19:30 hours