

DICKSONFIELD OWNERS & RESIDENTS ASSOCIATION  
[www.dicksonfield.co.uk](http://www.dicksonfield.co.uk) [info@dicksonfield.co.uk](mailto:info@dicksonfield.co.uk)  
[bd@iamesgibb.co.uk](mailto:bd@iamesgibb.co.uk)

Minutes of the AGM held on 12th September 2011

**Present** : Bruce Lee-Treasurer, Brian Neill-Secretary, Roger Cave-Committee, John Froud-Committee, Lydia Andreou, Vivien Little, Tom Lynch, Tom Brown, Patrick Poon, Brian Duncan and Derek Gibb (James Gibb-Factors),

**Apologies:** Scott Richards, Gail Newton, Amelia Martin, Margaret Froud

In the absence of Scott Richards who had been called away on business Brian Neill chaired the meeting.

**The** minutes of the previous AGM held on 6<sup>th</sup> December 2010 and of the Quarterly meeting held on 6<sup>th</sup> June 2011 were approved.

**BN** apologised for the fact that production of the annual Joint Report had been delayed because of business and holiday commitments and said that it would be posted on the website as soon as it became available. It will include information on the position with respect to debtors. It was noted that Gibbs are tightening up their debt management procedures. The possibility of selling our debts was suggested as being worthy of investigation.

**The** treasurer reported that no financial transactions had taken place during the period.

**The** current office-bearers and committee members offered themselves for re-election and were re-elected nem con. Other nominations were invited but none were forthcoming.

**Matters** arising from the minutes:

**We** believe that Lifts in 3, 6 and 14 have been re-equipped with communication devices but this has not been tested. BT have fixed the line to the lift in block 7. The position with respect to block 14 was not known.

**The** Magnet car-park drain has been fixed. The down and outs have been moved on (for the moment). No graffiti removal or re-painting has taken place yet.

**A** new combination lock was provided but later on bolt cutters were used to access a store and steal two expensive bikes. A notice has been put on the website and an advice for distribution to each flat will be produced shortly. This illustrates that security is of concern. Suspicious characters seen in the development should be reported to the police and care should be taken not to admit anyone to your block unless you are sure of their identity and confident that they have good reason to request admittance.

**The** council will not empty a bin located in our lane from Leith Walk.

**Wardens** are still not ticketing people displaying old Dicksonfield permits.

**Seagull** nesting has not been dealt with.

**Glass** recycling has been sorted out.

**The** store has not been completely cleared out but the main fire hazard has been removed.

**Spraying** has been done in an effort to eliminate the clover like moss which is invading grassed areas but at the moment the situation persists.

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## **New Items**

**There** is a large hole in the roof of the bike store adjacent to block 9.

**The** buzzers of the front doors of blocks 3 and 6 are not working.

**Graffiti** in the pend and on the doors and walls in the Magnet car-park needs to be removed.

**Concern** was expressed about shoes and other items being kept in common areas. Unless items are a fire hazard, in which case the fire brigade can be asked to enforce their removal, the only thing that can be done is to try to persuade people to change their habits. This has proved successful in other cases.

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**It** was agreed that more salt should be purchased in preparation for winter. Residents are asked to provide themselves with spades or shovels. The remaining salt/grit delivered by the council will be transferred to the grit bins.

**There** have been a couple of muggings in the area in which pensioners have been relieved of their handbags and it was suggested that we ask the police to enhance their patrols in the area but they have beaten us to it and arrested and charged two youths.

**Next meeting** The dates for the next and subsequent meetings, all to be held at 18.30 in the Fair Trade Coffee Shop are Monday 5<sup>th</sup> December, Monday 5<sup>th</sup> March, Monday 4<sup>th</sup> June and Monday 17<sup>th</sup> September (AGM).

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Minutes of the AGM held on 12th September 2011

**Present** : Bruce Lee-Treasurer, Brian Neill-Secretary, Roger Cave-Committee, John Froud-Committee, Lydia Andreou, Vivien Little, Tom Lynch, Tom Brown, Patrick Poon, Brian Duncan and Derek Gibb (James Gibb-Factors),

**Apologies:** Scott Richards, Gail Newton, Amelia Martin, Margaret Froud

In the absence of Scott Richards who had been called away on business Brian Neill chaired the meeting.

**The** minutes of the previous AGM held on 6<sup>th</sup> December 2010 and of the Quarterly meeting held on 6<sup>th</sup> June 2011 were approved.

**BN** apologised for the fact that production of the annual Joint Report had been delayed because of business and holiday commitments and said that it would be posted on the website as soon as it became available. It will include information on the position with respect to debtors. It was noted that Gibbs are tightening up their debt management procedures. The possibility of selling our debts was suggested as being worthy of investigation.

**The** treasurer reported that no financial transactions had taken place during the period.

**The** current office-bearers and committee members offered themselves for re-election and were re-elected nem con. Other nominations were invited but none were forthcoming.

**Matters** arising from the minutes:

**We** believe that Lifts in 3, 6 and 14 have been re-equipped with communication devices but this has not been tested. BT have fixed the line to the lift in block 7. The position with respect to block 14 was not known.

**The** Magnet car-park drain has been fixed. The down and outs have been moved on (for the moment). No graffiti removal or re-painting has taken place yet.

**A** new combination lock was provided but later on bolt cutters were used to access a store and steal two expensive bikes. A notice has been put on the website and an advice for distribution to each flat will be produced shortly. This illustrates that security is of concern. Suspicious characters seen in the development should be reported to the police and care should be taken not to admit anyone to your block unless you are sure of their identity and confident that they have good reason to request admittance.

**The** council will not empty a bin located in our lane from Leith Walk.

**Wardens** are still not ticketing people displaying old Dicksonfield permits.

**Seagull** nesting has not been dealt with.

**Glass** recycling has been sorted out.

**The** store has not been completely cleared out but the main fire hazard has been removed.

**Spraying** has been done in an effort to eliminate the clover like moss which is invading grassed areas but at the moment the situation persists.

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## **New Items**

**There** is a large hole in the roof of the bike store adjacent to block 9.

**The** buzzers of the front doors of blocks 3 and 6 are not working.

**Graffiti** in the pend and on the doors and walls in the Magnet car-park needs to be removed.

**Concern** was expressed about shoes and other items being kept in common areas. Unless items are a fire hazard, in which case the fire brigade can be asked to enforce their removal, the only thing that can be done is to try to persuade people to change their habits. This has proved successful in other cases.

**It** had been reported earlier that an unlidged bin was being over-filled. The bin was replaced and a notice about bin use will be sent to each flat.

**Visitor** parking permits are being used by non-residents who are not genuine visitors. The factor will cancel these visitor permits and also the normal parking permits of the residents who have allowed their visitor permits to be used in this way.

It was noted that it is preferable to permit tradesmen working on the site to use a visitor parking permit while they are there rather than to rely on displaying a note inside their windscreen.

**A** drain is backing up into a flat in block 13. It has been cleared out and the owner is to be encouraged to raise the matter with the NHBC in the hope of a repair being done under the provisions of their building insurance scheme.

**It** was agreed that more salt should be purchased in preparation for winter. Residents are asked to provide themselves with spades or shovels. The remaining salt/grit delivered by the council will be transferred to the grit bins.

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