



Mearnskirk Owners Association (MOA) 2022 AGM

Logistics

Date:	Thursday 10/11/2022
Time:	19.30 – 21.30
Location:	Mearnskirk Church Hall
Attendees:	George Mackie (GM) (Chair), Fiona McFarlane (FM) (Vice Chair), Gordon Buchanan representing HPMS (GB), Bill Forrest (BF), David and Karen Wilkes (DW), J&D Mc Kinnon (MK), Peter Barry (PB), Barrie Fleming (BF), Jim Hall (JH), I&F Callander (IC), Eleanor Spalding (ES), M Prevan (MP), Drew Hislop (DH), Finlay Souter (FS), M Barclay (MB), M Wright (MW), I Alexander (IA), D McCalman (DMC), M Forrest (MF). Apologies: Creighton Halliday (CH)
Meeting Purpose:	Mearnskirk Owners Association AGM

Meeting Minutes

Agenda Item	
1.	<p>Welcome and Agenda</p> <p>The committee Chairman George Mackie (GM) welcomed all attendees to the Annual General Meeting of the Mearnskirk Homeowners Association Committee.</p> <p>Fiona McFarlane (FM) took an attendance record, and will take the minutes.</p> <p>Apologies were noted.</p> <p>The AGM agenda is laid out in the Mearnskirk Owners Committee constitution as follows;</p> <ol style="list-style-type: none"> 1. Agree the minutes of the last A.G.M. 2. Receive an annual report from the committee. 3. Present a statement of accounts to members (if applicable). 4. Elect committee members 5. Vote on amendments to the constitution. 6. Consider any resolutions put forward by homeowners. 7. Vote on the level of satisfaction and service from our factor, and whether to renew their contract for another year.
2.	<p>Minutes of Previous Meeting</p> <p>The 9th November 2021 AGM minute was never produced by the previous committee, therefore there are no prior minutes available to approve.</p>
3.	<p>Annual Report</p> <p>The annual report was shared with all residents via our current factor Hacking and Paterson Management Services (HPMS) prior to the AGM.</p> <p>GM and FM gave an additional verbal overview of this report, and explained the purpose of the Committee, and its remit and responsibilities.</p> <p>It was stated that the committee exists to assist on matters that pertain to the common grounds and factoring of Mearnskirk, however the committee frequently advocate for the best outcomes for issues which touch upon our wider estate and surrounding areas, and give concern to our residents.</p>

	<p>Issues covered included;</p> <ul style="list-style-type: none"> • Land ownership. Clarification of what sits within the individual residential zones that make up Mearnskirk, and what is consortium owned common ground or 'greenbelt' land. Maps were issued to all attendees and are available to all residents on the HPMS portal. • Traffic calming on Mearns Road. • Pavement widening on Mearns Road • Lighting in Langrig lane • Ownership and maintenance of Langrig Lane • Building relationships with the BMKCC Community Council • Water pollution coming from Maidenhill development sewage pump • Ground maintenance within Mearnskirk • Dundas Estates development of Mearns House site • Committee membership • Mearnskirk entrance pillars
4.	<p>Elect Committee Members</p> <p>FM explained the need for new volunteers to join the committee as members. It is only by having new members that we can fully engage with all residents from the 365 homes that we represent, and understand what concerns they have. It was reiterated that the committee has a small remit within our title deeds, which is essentially to manage the maintenance of the common ground, and appoint a factor. However it is only through the uniting voice of the Committee that we have been able to positively influence outcomes on many other local issues that directly affect our surroundings.</p> <p>Volunteers were requested, and new members were encouraged to attend the next meeting.</p> <p>Ian Alexander and Finlay Souter volunteered as new committee members.</p> <p>The existing committee members agreed to stay on, with the exception of FM who is standing down. GM agreed to stay on as Chair.</p>
.	<p>Vote on constitutional amendments</p> <p>The committee had circulated the proposed changes to the constitution to all residents via HPMS prior to the AGM. A paper copy was also issued to all AGM attendees.</p> <p>The committee recommended that all proposed changes be adopted, and attendees unanimously agreed.</p> <p>The constitution will now be updated to reflect the changes, and is available on our website and on request for all residents from HPMS.</p>
6.	<p>Homeowner resolutions</p> <p>There were no homeowner resolutions.</p>
7.	<p>HPMS Satisfaction and service levels</p> <p>Gordon Buchanan of Hacking and Paterson Management Services (HPMS) gave his annual report.</p> <p>He explained that there has been a restructuring of the teams within HPMS (which was then launched in April 2022). Staff members within HPMS now specialise in either housing</p>

	<p>developments, or apartments and mixed developments (of which Mearnskirk has both).</p> <p>The pandemic has created many challenges for the factoring teams.</p> <p>GB stated that Mearnskirk development is reaching the age where a more intensive approach is needed, including some renewal of planting that was becoming old and overgrown, and that the formation of the Mearnskirk Owners Committee had been very timely in strengthening links between the residents and our factoring company.</p> <p>Gardening contracts are typically renewed every 3 years. Moidart are our current ground maintenance contractor. The gardening and maintenance contract , worth approximately 55 to 60 thousand pounds per year, is due to renew in early 2023.</p> <p>Electrical Vehicle charging for flatted developments has been looked into by some blocks of flats.</p> <p>GB thanked all residents for their input, and stated that the areas with the most active residents committees tend to be the best maintained.</p> <p>There was a vote by show of hands on the level of satisfaction with the factor. 12 attendees stated that they were satisfied.</p> <p>The committee stated that the parameters of how we measure satisfaction were nonexistent in the current constitution, and we should work towards defining better indicators if this is to be a meaningful vote going forwards.</p>
8.	<p>Statement of accounts</p> <p>The Committee instructs all works, and any minor expenditure such as meeting room hire, via the factor HPMS. The committee holds no funds and has no accounts.</p>
9.	<p>Any Other Competent Business (AOCB)</p> <p>Thanks were noted to Broom , Kirkhill and Mearnskirk Community Council for their help in various matters over the year, particularly concerning their action as a statutory body in informing the committee of the Dundas Estates development.</p> <p>Residents asked about the latest news regarding Dundas Estates development. At this stage the initial plan for four storey blocks of flats have been replaced by plans for 18 villas, a copy of the latest plan was issued to all attendees.</p> <p>Thanks were noted to all residents who became involved in changing the shape of the initial proposal to the current , more appropriate, proposal. The planning determination should take place in early 2023, and the construction should take 18 months.</p> <p>It was noted that updates will be published on the Mearnskirk Owners Association website (www.mearnskirk.org), and thanks were noted to Richard Line who hosts the website, and Bruce Delvin who allows the committee to use his Mearnskirk Community Facebook page.</p> <p>The Peter Pan statue still sits in storage in Boness as it has done since its removal from site by Dundas Estates. The current proposal is that ERC will gain funds for the restoration of the statue via the Place Based Scheme, and Dundas have stated their commitment to providing a suitable area of hard standing on their plot where the statue will be sited.</p> <p>A resident asked who is responsible for the maintenance of the burns and leaf grates that run through Mearnskirk. ERC are responsible, and residents were encouraged to keep calling to report issues to ERC as these issues do not fall under the factors remit.</p>

	<p>A resident made the point that the new fence installed during the pavement widening on Mearns Road is quickly becoming overgrown. FM stated that we had pointed this risk out before works were carried out, and we suggested a wider area of hard standing behind the fence. This area is still in the ownership of the Consortium (Taylor Wimpey, Stuart Milne and The Crown Estates) and unfortunately out with the control of the committee. The committee had been in discussion with ERC since 2019 about this area, and the lack of maintenance by the Consortium builders and ERC is an ongoing concern.</p>
10.	<p>Date of next AGM</p> <p>The 2023 AGM date to be decided by the committee.</p>
11.	<p>Thanks and Close</p> <p>GM thanked all, reminded all attendees that the next committee meeting will be on Thursday the 1st of December, and closed the meeting.</p>