



<b>Date:</b>	23rd November, 2023
<b>Location:</b>	Mearns Kirk Church Hall (Wee Hall)
<b>Attendees:</b>	George Mackie, Finlay Souter, Craig Cosgrove, Calvin Watson, Lauren McAloon, Peter Barrie, Ian Barr, Caroline Barr, Ian Dodd, Jim Hall, Susan Rank, Martha Wright, Fiona McFarlane, P McDonald, Michael Barclay, Donald McCalman, David Wilkes, Iain Bryce, Laurie Bryce, Maureen Forrest, Drew Hislop, Mae Provan, Aindrea McKay, F Nimmo, Peter Barry  <i><b>Apologies:</b> Barrie Fleming, Bill Forrest, Creighton Halliday</i>
<b>Purpose:</b>	Mearnskirk Owners' Association 2023 AGM

<b>Agenda Item</b>	
<b>1</b>	<b>Welcome and Agenda</b>
	<p>The Mearnskirk Owners' Association Committee (MOC) Chairman George Mackie (GM) welcomed all attendees to the 2023 Annual General Meeting of the Mearnskirk Owners' Association.</p> <p>MOC Secretary Finlay Souter (FS) took an attendance record and was responsible for the minutes.</p> <p>Apologies were noted.</p> <p>The AGM agenda is laid out in the MOC constitution as follows:</p> <ol style="list-style-type: none"> <li>1. Agree the minutes of the last AGM.</li> <li>2. Receive an annual report from the committee.</li> <li>3. Present a statement of accounts to members (if applicable).</li> <li>4. Elect committee members</li> <li>5. Vote on amendments to the constitution.</li> <li>6. Consider any resolutions put forward by homeowners.</li> <li>7. Vote on the level of satisfaction and service from our factor, and whether to renew their contract for another year.</li> </ol>
<b>2</b>	<b>Minutes of Previous AGM</b>
	<p>The AGM Minutes of 10th November 2022 was circulated to residents via a Hacking &amp; Paterson Management Services (HPMS) mailing and were also made available on the Mearnskirk Owners' Association website.</p> <p>No comments were made on the 2022 AGM Minutes and thereby approved by the attending residents.</p>

3	MOC Annual Report
	<p>GM and FS gave a verbal overview of the main issues that MOC have been involved with throughout the year and covered the following:</p> <p><b><u>Dundas Estates Proposed Development</u></b></p> <p>MOC have been in dialogue with Dundas Estates (DE) throughout the year regarding the developed of the former Mearns House site.</p> <p>Planning delay was primarily down to East Renfrewshire Council (ERC) indicating that the impact of school role would be problematic and that at the time of the Local Development Plan 2 being implemented, the site was still a nursing home.</p> <p>MOC obtained school data from ERC via a Freedom of Information request, which supported the fact that all schools in ERC were at a high level of capacity and that relatively few school placement requests were approved.</p> <p>DE decided to withdraw their application and to date have not decided on how they will proceed.</p> <p>DE continue to keep the Peter Pan statue in safe storage.</p> <p><i><b>Action:</b> Following comments made at the AGM, MOC will contact DE to confirm the safety of the site (disused pipe connections etc), upkeep of grass cutting and if they would consider selling the site to the homeowners.</i></p> <p><b><u>Entrance Pillars (South)</u></b></p> <p>MOC raised with ERC the state of the pillars and that flaking masonry was a potential hazard. ERC initially contacted the Builders Consortium who are responsible for the pillar but did not receive a response. After sometime, ERC reviewed the case and decided that state of the pillars were not a public health issue and decided not to pursue any action against the Builders Consortium and closed their case.</p> <p><b><u>Langrig Lane</u></b></p> <p>Further to a spate of thefts in the area at the start of the year, it was witnessed that a car had used Langrig Lane as an escape route.</p> <p>MOC contacted ERC and following a site visit, ERC agreed that bollards would be erected within the lane. Contracts have been agreed and we should see this happening in the near future.</p> <p>In addition, MOC were in regular contact with ERC regarding the street lighting of the lane and were pleased to see the lights being fully connected and switched on in October.</p>

	<p><b><u>Road Ponding</u></b></p> <p>Ongoing complaints have been made to ERC regarding the ponding of rain water on the Mearns Road, particularly at the North Entrance.</p> <p>MOC member Barrie Fleming was extremely helpful in providing evidence to ERC and even went out of his way to clear debris from the pavement gully to alleviate the problem.</p> <p>ERC accept our ongoing problems and are investigating long term solutions, which they hope they can take further once Scottish Water have finished their pipe laying project.</p> <p><b><u>Scottish Water Pipework</u></b></p> <p>Ongoing work throughout the year has been very frustrating for residents and hopefully the project will be nearing its completion by Spring 2024.</p> <p>As the Mearns Road from the CO-OP to the South Entrance was recently resurfaced, ERC have informed us that Scottish Water will need to fully resurface half the carriageway and not just patch the pipe trench, therefore residents should expect a short period of disruption at the end of the project to make this good.</p> <p><b><u>Traffic Calming</u></b></p> <p>Various complaints were made by residents in respect of the traffic calming islands that were introduced on the Mearns Road. This matter was raised with ERC by the Mearns East Community Council and was rejected stating that the traffic calming measures was serving its purpose of making the road safer.</p> <p><b><u>Website/Adhoc Queries</u></b></p> <p>MOC received various queries from residents via our website and were pleased that residents continued to use this facility.</p>
<b>4</b>	<b>Statement of Accounts</b>
	<p>The MOC instructs all works, and any minor expenditure such as meeting room hire, via the factor HPMS.</p>
<b>5</b>	<b>Elect Committee Members</b>
	<p>GM explained the need for new members to join the Committee or at least come along to some of our meetings to see how best they could help.</p> <p>FS also mentioned that there are various Local and Central Government Grants that we could apply for funding for any improvements to Mearnskirk, however we would need new volunteers to help MOC for any suggestions made from residents.</p> <p>The majority of existing Committee Members agreed to stay on, with GM and FS agreeing to remain as Chair and Secretary respectively.</p>

	Barrie Fleming has however decided to stand down from MOC. Barrie has been with MOC since day one and was always a calming influence at our meetings. We shall miss Barrie's participation and friendship, we wish him well on his future.
<b>6</b>	<b>Vote on Constitutional Amendments</b>
	No amendments were received from homeowners.
<b>7</b>	<b>Homeowner Resolutions</b>
	<p><b><u>Health &amp; Safety Issue - Removal of Play Area Bins</u></b></p> <p>A resident raised the matter that the small children's play areas are ideal but sadly the bins are always full of dog poop bags.</p> <p>They recommended that the bins should be removed as existing notices are ignored.</p> <p>This was debated by the attendees and evidence from one residential zone who paid for HPMS to remove a bin from a Play Area in their zone had resulted in solving the problem and did not have any further impact of any littering problems.</p> <p>A show of hands was taken and it was agreed in principle that bins in play areas should be removed.</p> <p><b>Action:</b> MOC together with HPMS will identify which Play Areas have bins and will get quotes as to the cost as to their removal. Residents will be informed of the costs for removing bins applicable to their own zones and will have the opportunity to make any objection at that time. MOC will discuss this further with HPMS at our next MOC meeting in January 2024.</p>
<b>8</b>	<b>Annual Report from HPMS</b>
	<p>Craig Cosgrove, Associate Factoring Director of HPMS provided an introduction.</p> <p>He was encouraged and appreciated the relationship that HPMS continued to build with MOC. He explained that the restructuring of the teams within HPMS was now fully bedded, with Teams concentrating on general ground maintenance issues, houses and apartments.</p> <p>Craig introduced Calvin Watson, Team Manager for Ground Maintenance.</p> <p>Calvin attends our MOC meetings on a regular basis and is our main liaison with Moidart our ground maintenance contractor.</p> <p>Calvin is currently gathering ground maintenance quotations coming into effect from 1st April 2024.</p> <p>The annual costs of Moidart are £79,374.00 and in addition they attend twice during the months of November and December, which is above general specification.</p> <p>Three contractors were invited to quote to take over the contract they have provided costs based on a 3-year contracts as follows:</p>

	<p>Landscape Design: £100,200.00 per year Greenbelt Gardens: £75,180.00 per year MacDonald Brothers: £63,892.90 per year</p> <p>Calvin will go into these quotes in greater detail with MOC at our January meeting.</p> <p>Lauren McAloon, Team Manager for Apartments in Mearnskirk was introduced.</p> <p>Lauren also attends MOC meetings and she explained her involvement with residents and is in the process of trying to combine flat and garage invoices. She is also in the process of obtaining quotes for roof and gutter cleaning for apartments and will be communicating with residents in due course.</p> <p><b>Action:</b> MOC to discuss with HPMS our ground maintenance contract in greater detail at our January 2024 meeting.</p>
<b>9</b>	<b>Vote on Level of Satisfaction and Service of Factor HPMS</b>
	<p>There was a vote by show of hands on the level of satisfaction with the factor, with the majority satisfied with the service provided from HPMS.</p> <p>However, residents felt that HPMS were not the best of informing residents of all the good work that is carried out and that proactive communication would be encouraged.</p> <p>HPMS appreciated the feedback and agreed that they would be happy to produce a Quarterly Newsletter and that this could also be made available on the Mearnskirk Owners' Association website.</p>
<b>10</b>	<b>Any Other Competent Business</b>
	<p>Thanks were noted to Mearns East Community Council for their help in various matters over the year.</p> <p>Thanks were noted to Richard Line who hosts the Mearnskirk Owners' Association website (<a href="http://www.mearnskirk.org">www.mearnskirk.org</a>).</p> <p>Thanks were noted to Bruce Delvin who allows the committee to use his Mearnskirk Community Facebook page.</p>
<b>11</b>	<b>Date of Next AGM</b>
	The 2024 AGM date to be decided by MOC.
<b>12</b>	<b>Thanks and Close</b>
	GM thanked all, reminded all attendees that the next committee meeting will be on Tuesday 23rd of January at 7pm in the Garden Room of Mearns Kirk, and closed the meeting.