



<b>Date:</b>	21st November, 2024
<b>Location:</b>	Mearns Kirk Church Hall (Wee Hall)
<b>Attendees:</b>	George Mackie, Finlay Souter, Craig Cosgrove, Lauren McAloon, Fiona McFarlane, Sheila Mills, Bill Forrest, Gillian Cameron, Jeanette Hislop, Drew Hislop, Graeme Scott, Alison Mullen, Gillian Wilson, Richard Line, Michael Barclay, Maureen Forrest, Kathleen Reid, 2 unidentifiable names  <i><b>Apologies:</b> David Wilkes, Mac Provan, Kate Jackson, Alan Daly, Creighton Halliday</i>
<b>Purpose:</b>	Mearnskirk Owners' Association 2024 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 2024 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 23rd November 2023 was circulated to residents via Hacking &amp; Paterson Management Services (HPMS) mailing.</p> <p>No comments were made on the 2023 AGM Minutes and thereby approved by the attending residents.</p>
<b>3</b>	<b>MOC Annual Report</b>
	<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><u><b>Annual Newsletter</b></u></p> <p>In the summer we issued our annual newsletter. Our main aim was that the 2024 newsletter should include the state of play regarding Common Ground etc, in order</p>

	<p>that old and new owners were aware of what could impact Mearnskirk.</p> <p><b><u>Bollards</u></b></p> <p>Following our request in 2023, we informed East Renfrewshire Council (ERC) that the bollards in Langrig Lane were installed in such a way that cars could still access the lane.</p> <p>Further to numerous reminders ERC have blamed sub-contractors and are chasing them up to rectify.</p> <p>In the event that ERC do nothing, the MOC have requested HPMS to obtain the costs for installing bollards at the lane entrance in Mearnskirk.</p> <p>Earlier in the year there were reports of vehicles mounting pavement at the junction of Thornhill Gardens and Mearnskirk Road. Our safety concern was reported to ERC with supporting pictures etc as to the problem.</p> <p>ERC agreed with our concerns and bollards were satisfactorily installed at the junction.</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>DE confirmed continued safety checks and grass cutting.</p> <p>DE have purchased 3 former Stewart Milne sites and will be concentrating on these in the short term.</p> <p><b><u>Planning Queries/Common Ground</u></b></p> <p>MOC have been in dialogue throughout the year with ERC and Mearns East Community Council (MECC).</p> <p>MECC contacted Police Scotland and ERC regarding instances of fly tipping on common ground and potential breaches of planning applications.</p> <p>Elected Members (ERC Councillors) have also been involved and were able to get rubbish/debris removed from common ground.</p> <p>In April, MECC, Elected Members, MOC and selected residents managed to get a meeting with ERC Head of Legal as to ERC Planning Procedures and to get their views and understanding of the common ground. The Legal Officer confirmed that the former local authority Eastwood Council had failed to make sure that the transfer of land from the Builder Consortium to the Greenbelt Company had been concluded. Due to the elapse of time this was no longer enforceable.</p> <p>ERC have ongoing queries with various planning applications within Mearnskirk.</p>
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	<p><b>Action:</b> MOC to discuss at their next meeting (January 2025) the feasibility of engaging with the Builders' Consortium (mainly Taylor Wimpey) if there was a way to discuss ongoing issues within the Common Ground.</p> <p><b><u>Removal of Play Area Bins</u></b></p> <p>Further to the Resolution passed at the 2023 AGM, 5 play area bins were identified to be removed.</p> <p>HPMS were instructed to provide costs for the work and these were agreed and carried out.</p> <p>ERC dog warden was also contacted to understand the reason behind these bins being removed and for them to check our area for appropriate signage.</p> <p>ERC will also look at the possibility of installing a general litter bin near the entrance to Langrig Lane, which they would have the responsibility of maintaining.</p> <p><b><u>Road Ponding</u></b></p> <p>Ongoing dialogue with ERC re ponding at the North Entrance on Mearns Road.</p> <p>A new drainage/gully was installed by ERC at the start of the year.</p> <p>Although marked improvement on ponding, ERC will continue to monitor the area on a regular basis. Main problem being the nature of carriageway, lack of nearby drains, means that the water will slowly dissipate but there was not an easy solution.</p> <p><b>Action:</b> MOC to discuss at their next meeting (January 2025) the feasibility of getting better signage or a speed trap for the stretch of road between the two entrances, as owners are concerned at the speed of traffic approaching the chicanes.</p> <p><b><u>Trees</u></b></p> <p>There have been 2 instances of storm damaged trees within the estate. Contractors were appointed to remove the fallen branches and to make safe. One tree was in a zoned area, whilst the other tree was within common ground.</p> <p>There have also been instances of trees being pruned/felled within common ground which were protected under Tree Protection Orders.</p> <p>ERC were contacted as to whether or not permission had been granted for the removal of these trees.</p> <p>ERC are currently gathering evidence with the intention of bringing the matter to the Procurator Fiscal.</p>
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<b>4</b>	<b>Statement of Accounts</b>
	The MOC instructs all works, and any minor expenditure such as meeting room hire, via the factor HPMS.
<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>The existing Committee Members have agreed to stay on, with GM and FS agreeing to remain as Chair and Secretary respectively.</p>
<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>Mearnskirk Owners' Association Website</u></b></p> <p>Sometime ago it was agreed that the Mearnskirk Owners' Association should have their own website, online storage, mail facility.</p> <p>The licence/registration and ongoing costs are approximately £30 per month. The MOC recently became aware of the level of these costs and that they were being met privately by a homeowner.</p> <p>The resolution to homeowners is in 2 parts, (1) whether to agree the reimbursement of costs to the homeowner (detailed breakdown of costs required) and (2) whether to agree with the ongoing provision of a website and associated costs.</p> <p>Owners felt that this was a valuable asset to maintain and that the cost spread over all owners was not costly.</p> <p>A show of hands was taken and it was agreed that the website should continue and for any associated costs to be met by all owners.</p> <p><b>Action:</b> MOC will get an exact breakdown of the costs for 2024 and will arrange with HPMS for these to be recovered in future invoices. MOC will discuss this further at our next MOC meeting in January 2025.</p>
<b>8</b>	<b>Annual Report from HPMS</b>
	<p>Lauren McAloon, Team Manager for Apartments in Mearnskirk was introduced.</p> <p>Lauren attends MOC meetings and she explained her involvement with owners.</p> <p>Following the Owners' request at the 2023 AGM, Lauren was pleased that they have issued their first Newsletter to owners and hoped to expand the content in further editions.</p> <p>Craig Cosgrove, Associate Factoring Director of HPMS provided an introduction.</p>

	He was encouraged and appreciated the relationship that HPMS continued to build with MOC.
<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 there were areas that they would like improved.</p> <p>HPMS to make sure that all new owners receive a Welcome Pack letter.</p> <p>Owners were concerned that some areas of gardening were being missed or ignored, in particular areas in Victoria Lane and in Mearns View.</p> <p>Owners were frustrated that the majority of communication from HPMS was via their portal and that you needed to access this through your individual login. They appreciated the need for the portal being used as an electronic library but couldn't understand why HPMS could not just send them the document as an attachment without the need of directing them to the portal.</p> <p>HPMS appreciated the feedback and agreed that they would arrange to contact the owners direct in respect of the garden maintenance issues.</p> <p><b>Action:</b> MOC to discuss with HPMS at their next meeting (January 2025) as to the content of the Welcome Pack Letter and to discuss any development on improving communication without the need of accessing the HPMS portal.</p>
<b>10</b>	<b>Any Other Competent Business</b>
	<p>Thanks were noted to HPMS for their attendance at our MOC meetings and the AGM.</p> <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 built and 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 MOC to use his Mearnskirk Community Facebook page.</p>
<b>11</b>	<b>Date of Next AGM</b>
	The 2025 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 Thursday 23rd of January 2025 at 7pm in the Garden Room of Mearns Kirk, and closed the meeting.