

MINUTES OF MEETING FOR ALLISON COURT
THURSDAY 12TH JUNE 2014

PRESENT: Secretary: Mick Jefferies. Residents: Eliot Jefferies, Alison Jefferies, Alan Bunce, Marie Mainwaring & Sons, Biagio Mazzotta.

APOLOGIES: Kathleen Unsworth, Nicola Ballman.

Meeting commenced at 19:10

1. Minutes read and agreed from 6th June 2013.

NOTED: please bag rubbish correctly due to maggots in large bins recently, i.e. black bin liners. If this is not done correctly then the council may refuse to empty the bins, which has happened previously on one occasion. Also **DO NOT** leave black rubbish bin liners out the front of the flats, it clearly states this in the lease and also attracts foxes/cats/rats...

2. GARDENING

All agreed everyone is happy with this service; but Amanda has not been paid for 3 months. This is due to the resignation of Alan Bunce, therefore no cheque has been signed. Outstanding fees to be paid are: March 2014 £34, April 2014 £30, May 2014 £60 total of £124.00

The drains need to be cleaned out and was agreed for Amanda to carry this out.

The main trees and bushes in the residents car park by the black railings have been trimmed to a certain height by Amanda. The remainder of the trees need trimming and a quote will be obtained and also permission from the local council if this is required.

Fences were discussed at length as to whom should pay for the outer perimeter - currently paid by Allison Court Management. All ground floor flats are to be responsible for their own. After some debate it was agreed that Marie and Steve Mainwaring may have this information, failing that then the deeds need to be checked by a solicitor and paid for out of the Allison Court Management funds, which Steve Mainwaring will organise.

3. NEW CHEQUE SIGNEE.

Alan Bunce has resigned and Biagio Mazzotta will be the new signee for cheques. A debit card was also discussed to pay online bills as the buildings insurance is due.

4. FEES.

Fees for 2014-2015 were agreed by all to stay at £250 for the year. Providing no other unforeseen large amounts should arise.

5. SIGNS.

Rodbourne Cheney Bowls Club has asked permission to put a sign out the front of Allison Court to help people find them. This was agreed by all, providing the sign states also for NO PARKING in our car park.
i.e. RODBOURNE CHENEY BOWLS CLUB.

' NO PARKING in Allison Court - Private residents only'.

6. Quote to be obtained by secretary for guttering to be cleaned.

7. DOG EXCREMENT.

It has been noticed for a long period of time now that 'dog feces in bags' have not been disposed of correctly! PLEASE dispose of this correctly.. NOT in the orange recycle bin, or by the front door! Public Health - Swindon Borough Council will be informed if this does not take immediate effect.

8. Alan Bunce stated that The Secretary had not been running the company correctly in respect of not calling an 'EGM' for the fences. After heated discussions Alan Bunce proposed that Mick Jefferies stand down from being secretary and it go back to an independant company running Allison Court.

A vote of confidence was taken by all residents and Mick Jefferies was still voted in as The Secretary of Allison Court.

9. All fees can be paid by cheque to Allison Court Management company, and posted into Flat 2 Allison Court, by 1st July 2014.

No other business discussed. Meeting closed at 21:00

Thank you to all residents that attended.

SUPPLEMENT TO AGM MEETING MINUTES – DATE OF MEETING 12 JUNE 2014

COPIES TO FLAT 1, FLAT 2, FLAT 3, FLAT 4, FLAT 5, FLAT 6, FLAT 7 & FLAT 8

CLARIFICATION OF RESPONSIBILITY FOR BOUNDARY FENCES.

Following recent fence repairs carried out at Allison Court, clarification of responsibility for boundary fences was requested.

With reference to drawing 956.45.15 'St Mary's Church Hall Site, Rodbourne Cheney, Swindon' issued by the site developer John O'Flynn (copy attached), the 'T' symbol attached to each boundary fence gives indication of the property responsible for the particular section of fence.

Taking Flat 7 as the first example, the 'T' symbols (not clearly visible due to the thick red line marked on the drawing), the T's appear:

- on the end fence between Flat 7 garden & the communal drying area,
- on the side fence between Flats 5 & 7.

For Flat 5, the responsibility is for:

- the end fence between Flat 5 garden & the communal drying area,
- on the side fence between Flats 3 & 5.

For Flat 3, the responsibility is for:

- the end fence between Flat 3 garden & the communal drying area,
- on the side fence between Flats 1 & 3.

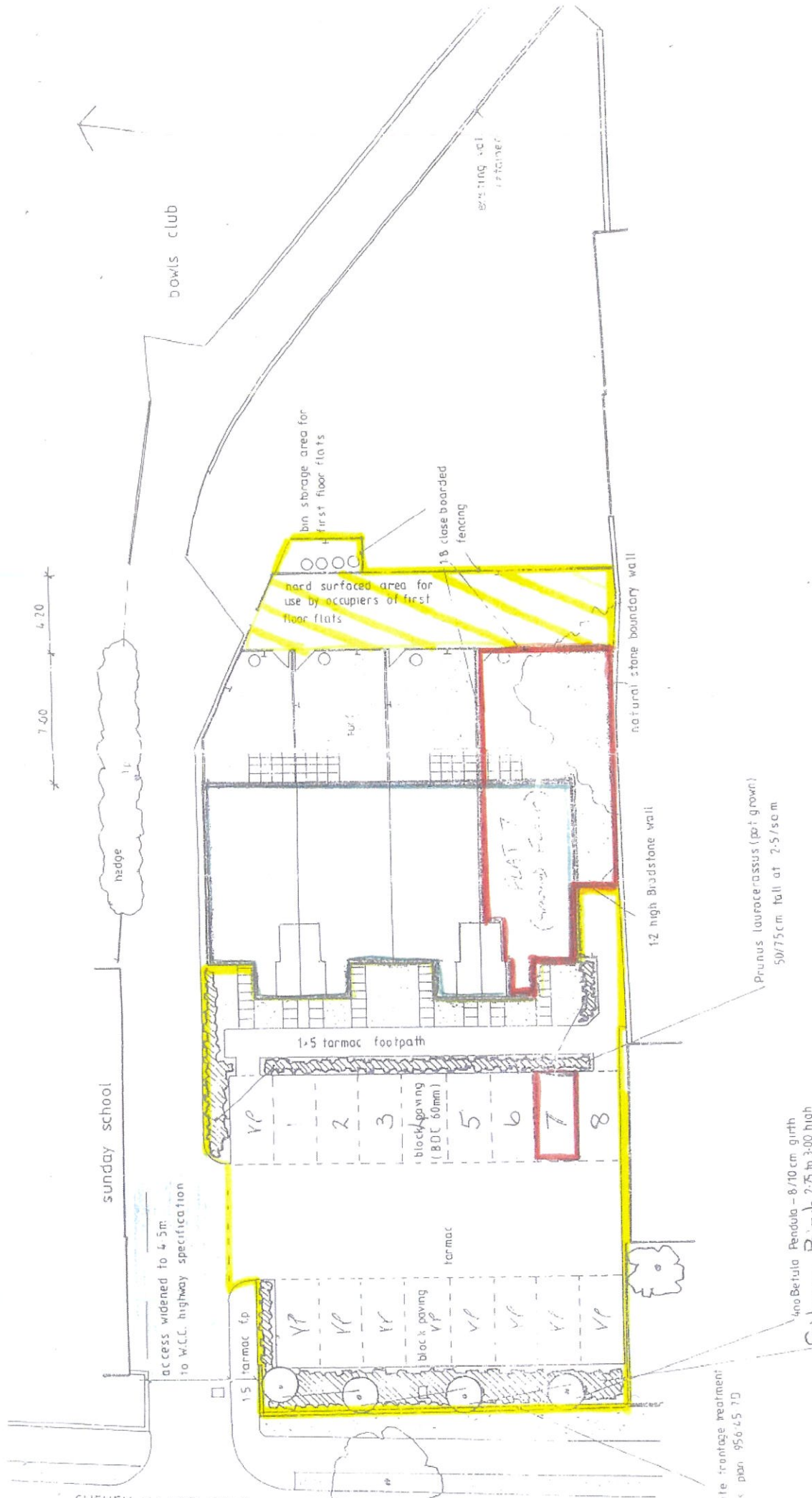
For Flat 1, the responsibility is for:

- the end fence between Flat 1 garden & the communal drying area,
- on the side fence between Flat 1 & the Bowls Club access road.

Communal fences and boundaries (responsibility lies with the management company as a whole) are:

- fences forming the boundary of the communal drying area,
- fence forming the boundary of the bin area,
- hedge forming the boundary between the car park and the Bowls Club access road,
- hedge and trees forming the boundary between the car park and Cheney Manor Road.

If any of the above is unclear or if further clarification is required then Allison Court (Swindon) Management Ltd will need to employ the services of a solicitor, the cost of which will be paid for from the annual service charge fund.



ST MARY'S CHURCH HALL SITE
 RODBOURNE CHENEY SWINDON

8 flats - CONVEYANCE PLAN

John O'Flynn
 Developments Ltd

1:200

95b/45 15

bowls club

hedge

sunday school

access widened to 4.5m
 to W.C.C. highway specification

1.5 tarmac tp

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CHENEY SCHOOL

site frontage treatment
 plan 95b/45 7D

400 Betula Pendula - 8/10 cm girth
 Silver Birch 2.75 to 3.00 high

hedge - Carpinus betulus (hornbeam)
 plants (bare root) 50/75 tall

to be planted as triple staggered rows
 40 cm between rows & 100 cm between plants

12 high brickstone wall

Prunus laurocerasus (pot grown)
 50/75 cm fall at 2.5/50 m

natural stone boundary wall

bin storage area for
 first floor flats

1.8 close boarded
 fencing

hard surfaced area for
 use by occupiers of first
 floor flats

existing set
 of path

All plants and planting procedure shall conform to the requirements of Thamesdown Borough Council Specification for soft landscape drawings and for soft landscape works. No plant species or position shall be altered without prior approval of the Landscape Officer.