



OTTERSHAW PARK ESTATE COMPANY LTD

Minutes of the Annual General Meeting of the Company held at Christ Church Hall, Ottershaw on Wednesday 28th November 2001

The chairman opened the meeting at 8.00pm and welcomed 24 members representing 17 properties.

Apologies. The chairman reported that apologies had been received from Mr & Mrs B Purssey and Mr & Mrs M MacDonald.

Minutes. The minutes of the Annual General Meeting held on 30th November 2000, having been previously circulated, were taken as read, approved unanimously and signed by the Chairman as an accurate record of the Meeting.

Chairman's report. The Chairman briefly reviewed his report, which had been previously circulated. As in previous years matters of particular interest or concern would be dealt with, either in detail in the main agenda or as specific items under "Any Other Business". He referred to the difficulties encountered from the owner of the land abutting the original entrance road to the Park which the Committee wished to close with gates for security purposes. The matter was not yet resolved but was being addressed by solicitors, as a dialogue with the landowner had not been possible. The accounts include a provision of £500 to cover the costs incurred to date. The Chairman emphasised the importance of observing the Covenants, particularly with regard to proposed alterations to properties. Problems tend to arise where prior approval is not obtained. He also urged Members to retain copies of the financial accounts, as solicitors required these documents, covering several years, when Members wished to sell their properties.

The following formal business was then transacted:

1. Report of the Management Committee and Financial Accounts for the Year ended 31st December 2000.

The Secretary reported on the accounts which did not call for any special comment. On a motion proposed by John Gower, seconded by R Thomas, the Accounts and Report were approved unanimously.

2. Auditors and Remuneration.

With the agreement of the meeting the reappointment of Kew, Ford & Co., registered Auditors of Chobham as auditors to the Company was approved unanimously on a motion included with the approval of the Accounts. Their remuneration is to be determined by the Management Committee.

3. Budget and Service Charge 2002.

The Secretary reported on the projected Management accounts for 2001, the proposed provisions to meet anticipated long term commitments, and the likely year-end position, all of which led the Committee to propose an unchanged general service charge. On a proposal by Neil Morgan seconded by Len Rogers, the following resolution was approved unanimously:

"That a general service charge be agreed for 2002 in the sum of £125 and, where appropriate, a sewerage charge in the sum of £173, in both cases payable on the 1st January 2002."

4. Appointment of the Management Committee.

The Chairman confirmed that the existing members of the Committee were prepared to continue. He had received no new nominations. With agreement of the meeting the Management Committee was re-elected to serve by a single unanimous vote as follows:

Freeholders (nos. 1 - 14, 26 - 29)	Nigel Eastment - backup Neil Morgan
The Bothy (nos. 15 - 25a)	John Athersuch - backup Daphne Donnelly
Tulk House	John Gower - backup Iorwerth Evans
The Mansion	Ken Peters - backup vacant

5. Any Other Relevant Business

The Secretary reported the following matters:

a) Land at Chertsey Road

All Members were concerned at the state of the land, owned by Mr D Read between the Park and Fair Oaks Airport and which was recently invaded by travellers. Following their ejection, as a result of a civil action by the owner, the site was left in a disgusting condition, littered with burnt out motor vehicle bodies and general rubbish. Further dumping of rubbish by persons unknown has further aggravated the situation.

The owner, through his solicitor, has agreed to clear the site, but not until his application for planning permission and change of use has been determined by the Council. As this is unlikely to be determined for some time, and then not necessarily in the applicant's favour, it is extremely unsatisfactory for it to be left in abeyance. The Secretary has been in constant touch with Surrey Heath Borough Council and the Environmental Agency, both of whom have responsibilities in the matter. Both have undertaken to pursue their authorities and to keep us advised. They are anxious to resolve the problem and have been conscientious in returning calls and keeping us advised of developments.

b) Northern (Coach Road) Entrance Lodge Gates (not OPEC property)

Runnymede Borough Council is still trying to persuade the owners of the original northern lodges to Ottershaw Park to restore the entrance gates between the lodges (dating from c.1910) to restore them or at least prevent further deterioration. There is some confusion as to ownership, or at least this has been advanced as a delaying tactic. It obviously has low priority with RBC and will not be resolved very quickly.

c) Willow Farm

The owners have put forward as a reason for non-compliance with agreed planning conditions that they are discontinuing farming activities and the buildings have either been removed or are not in use. Our point is that they are very much in evidence and while they exist, planning conditions should be complied with irrespective of the use to which the buildings are put. Unfortunately, the officer dealing with the case appears to be loath to progress matters and extremely lax and negligent in dealing with either telephone calls or correspondence. We will chase this long outstanding matter which has been receiving a lack of attention by RBC for over four years.

d) Bewley Homes

The Secretary reported that the new property, Bramshill Manor, has been completed on 40 acres of land immediately adjoining the Company's road between the pump house and the electricity sub station on the A320, and bordering the agricultural land owned by Miramar Investments. Plans of the property and boundaries were available at the meeting for inspection by Members. The meeting was informed that the land was originally part of Ottershaw Park and OPEC is the successor to covenants on original Ottershaw Park land. Approval for had been sought by the developers and granted by OPEC.

The Secretary also reported that he had been advised that morning that the wooden gates to the road had once again been broken and rubbish dumped. He would inspect and report the damage

to RBC who act as agents for Thames Water Utilities Ltd, who were responsible for the gates. Hopefully they would be persuaded to effect a permanent repair otherwise OPEC would be forced to do so.

e) TAG McLaren Holdings

The Secretary reported that he was still negotiating with Tag McLaren to improve screening on their northern boundary which was in the line of sight of the Park. Phillip Hammond MP attended the last meeting and was very helpful. The roof is still not completed. A false roof providing protection to builders over part of the roof has yet to be removed following which it will be coated with a black rubberised finish. This should be helpful in masking the building during the winter when the trees have shed their leaves. It was also hoped that the Company would be persuaded to plant some evergreen Scots Pines as screening. The matter will be reviewed in the New Year when the problem can be identified in its likely final form.

f) Entrance from A319

Arnold Albon asked if the entrance road could be cleared. The abundance of leaves gives the entrance a scruffy look and could be dangerous underfoot. The pavement also needs treatment to remove moss. The Secretary explained that the intention was to sweep all the leaves in the Park soon. Estimates from two contractors have been received and John Athersuch will place the order shortly. It was agreed that the entry road might require more frequent treatment than other parts of the Park.

The Chairman then closed the formal meeting at 9.30 p.m. Most Members stayed for the remainder of the evening for cheese, wine and to enjoy the company.

Nigel Eastment - Chairman

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To be approved at the AGM in 2002.